



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



# Millennium Close, North Kilworth

4 2 3





## Honey House

Entrance is gained through a contemporary composite front door into a welcoming entrance hall, boasting attractive ceramic tiled flooring, bespoke under-stairs storage, a guest WC and stairs rising to the first floor.

Beautifully appointed living room, having been expertly extended by the present owners, featuring high quality carpeting and a charming stone fireplace with a wood burner. The extended area of the living room boasts impressive raked ceilings with Velux windows injecting natural light, a window overlooking the rear garden and neighbouring countryside, and French patio doors out to the garden.

Stunning open plan kitchen/dining/family room boasting porcelain tiled flooring, LED ceiling spotlights, Velux windows, ample space for a dining table and chairs, a separate utility room and bi-folding doors lead out to the garden.

The high-quality kitchen features an array of high gloss eye and base level units, a granite worksurface with a matching upstand and inset draining grooves, a one and a half bowl sink with a mixer tap, tall panelled radiators, and a host of AEG integrated appliances.

The utility room comprises continued tiled flooring, LED ceiling spotlights, a granite worksurface with inset draining grooves, eye and base level units, a single bowl sink with a mixer tap and space for a washing machine and a tumble dryer.

Modern guest WC.

Ground floor study, ideal for those working from home, with two windows to the front elevation and modern carpeting.

Fantastic playroom/formal dining room, of a generous size with double doors off the hallway and ceramic tiled flooring.

Generous main bedroom with windows to the front elevation, benefitting from fitted wardrobes and an en suite bathroom.

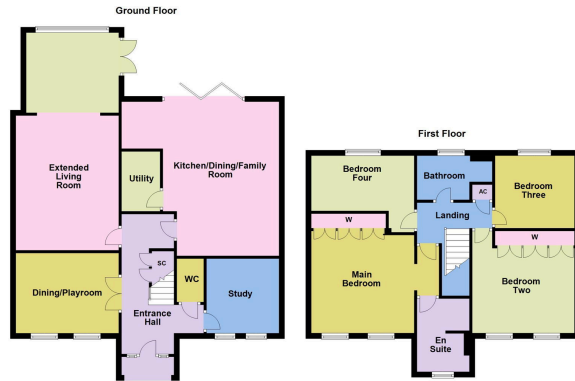
Three further double bedrooms with bedroom two benefitting from fitted wardrobes. Bedrooms three and four have windows to the rear elevation, with fantastic countryside views.

Family bathroom comprises a built-in low-level WC, vanity enclosed wash hand basin, a panel enclosed bath and a separate enclosed shower. The bathroom is tiled from floor to ceiling, with a tiled floor.

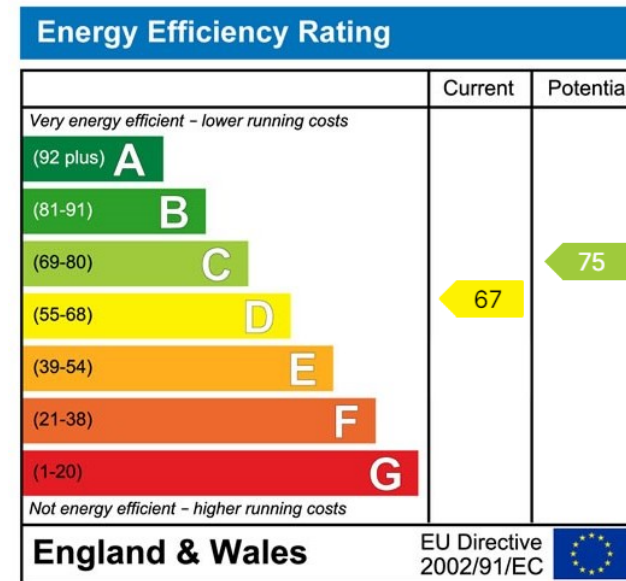
The property boasts a neat and attractive frontage comprising a block paved driveway providing access to the double garage and off-road parking for three cars and electric car charger. A porcelain tiled path provides access to the front door and the rear garden and two bespoke under window raised timber flower beds flank the property. The garden features a paved patio area off the kitchen and living room, an additional raised patio area with a fantastic pergola with Alexa controlled lighting, power sockets, a well-kept lawn, side access to the front elevation, and a discreetly hidden oil tank. The paving and pergola benefit from a 10-year warranty with 6 years remaining.

The beautifully presented rear garden has been professionally landscaped and has been designed to enjoy throughout the whole day, benefitting from delightful views of the neighbouring countryside with rear access onto the village footpath.





- Living Room - 8.25m x 3.78m (27'1" x 12'5") max
- Dining Room - 3.78m x 2.95m (12'5" x 9'8")
- Kitchen - 5.66m x 4.78m (18'7" x 15'8") max
- Utility - 2.21m x 1.42m (7'3" x 4'8")
- Study - 2.74m x 2.67m (9'0" x 8'9")
- Main Bedroom - 4.7m x 3.84m (15'5" x 12'7") max
- En Suite - 2.44m x 1.91m (8'0" x 6'3")
- Bedroom Two - 3.86m x 3.78m (12'8" x 12'5") max
- Bedroom Three - 3.02m x 2.67m (9'11" x 8'9")
- Bedroom Four - 3.78m x 2.77m (12'5" x 9'1") max
- Bathroom - 2.77m x 1.65m (9'1" x 5'5") max
- Garage - 5.26m x 5.08m (17'3" x 16'8")



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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