





£575,000

Located on the popular modern development of Eaton Leys is this four double bedroom detached family home. THE MILFORD was built circa 3 years ago and benefits from having the NHBC warranty. The property boasts a kitchen/diner/family area, utility room, downstairs cloakroom, and lounge on the ground floor and the first floor offers four double bedrooms, an en-suite to the master bedroom and a four piece suite family bathroom. Externally there is ample off road parking for several vehicles, garage and a fully enclosed rear garden.

Property Description

ENTRANCE

UPVC door to entrance hall.

ENTRANCE HALL

Storage cupboard, radiator, doors to cloakroom, lounge and kitchen/diner.

CLOAKROOM

Low level w.c., pedestal wash hand basin, tiled splash back, radiator.

LOUNGE

Double glazed bay window to front aspect. Two radiators.

KITCHEN/DINER

Double glazed windows to rear aspect, double glazed double doors to garden. Range of wall mounted and floor standing units with square edge work surface over and upstand, central island with storage and seating, integrated dishwasher and fridge/freezer, integrated double oven and five ring gas hob with extractor fan over, stainless steel sink with mixer tap, two radiators.

UTILITY ROOM

Range of wall mounted and floor standing units with square edge work surface over, space for washing machine and tumble dryer, wall mounted boiler.

LANDING

Access to loft space, radiator, doors to bedrooms and bathroom.

BEDROOM ONE

Two double glazed windows to front aspect. Two fitted wardrobes, radiator, door to en-suite.

EN-SUITE

Low level w.c., pedestal wash hand basin, shower cubicle, tiled walls, heated towel rail.

BEDROOM TWO

Double glazed window to front aspect. Radiator, built in wardrobe.

BEDROOM THREE

Double glazed window to rear aspect. Radiator, fitted wardrobes.

BEDROOM FOUR

Double glazed window to rear aspect. Radiator, built in wardrobe.

BATHROOM

Frosted double glazed window to rear aspect. Low level w.c., pedestal wash hand basin, bath and shower cubicle, part tiled walls, heated towel rail.

OUTSIDE

GARAGE

Up and over door, power and light.

FRONT GARDEN

Block paved providing off road parking for three cars, mainly laid to lawn with bush border.

REAR GARDEN

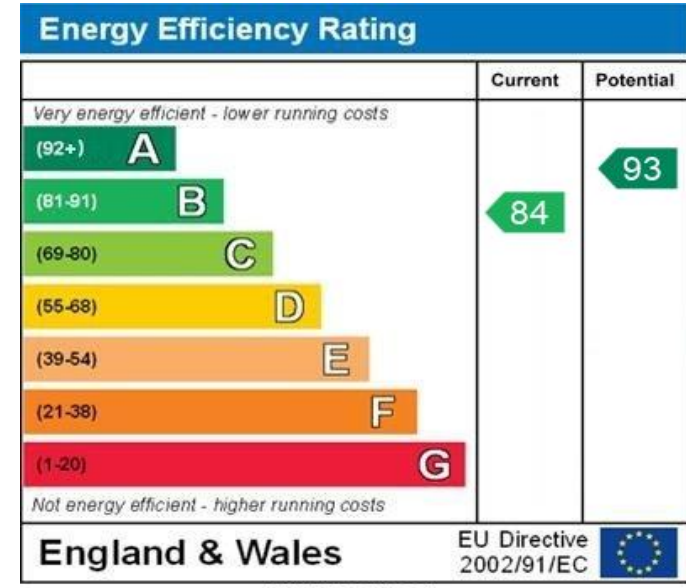
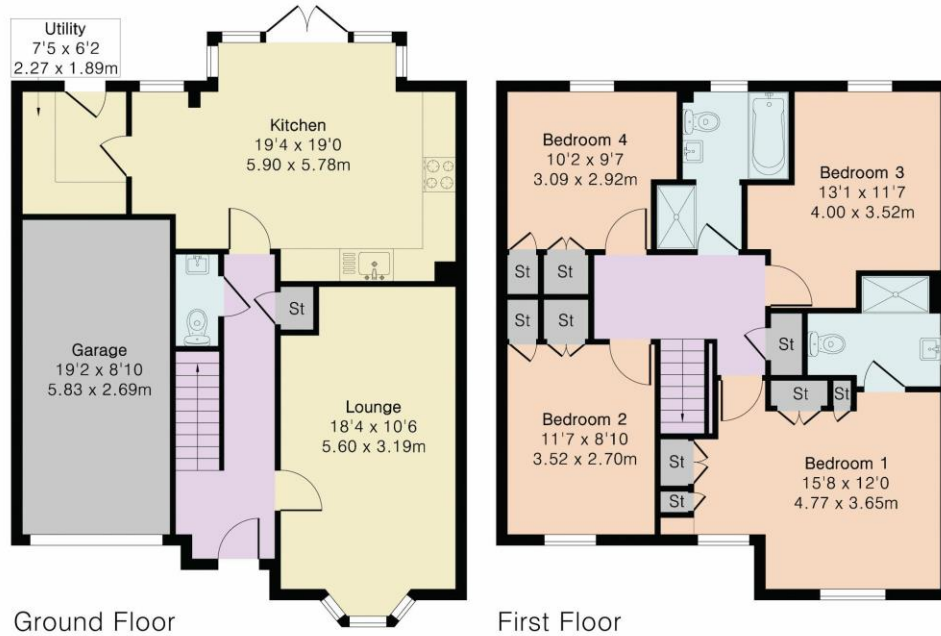
Mainly laid to lawn, enclosed by wooden fencing panels, side gated access.

**Approximate Gross Internal Area 1330 sq ft - 124 sq m
(Excluding Garage)**

Ground Floor Area 599 sq ft – 56 sq m

First Floor Area 731 sq ft – 68 sq m

Garage Area 169 sq ft – 16 sq m



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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