

7 Colthill Circle, Milltimber

Milltimber

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7 Colthill Circle

Milltimber

Beautifully presented two-bedroom ground floor flat in sought-after Milltimber. Bright living space, two double bedrooms, re-fitted kitchen and shower room, garage, and easy-keep gardens
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Kitchen
- Bathroom
- Garage




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Living Room
14' 4" x 12' 2" (4.36m x 3.70m)
A wonderfully spacious room, this bright and inviting living space is sure to be the heart of the home. A generous picture window spans almost the full width of the room, flooding it with natural light and framing a lovely leafy outlook over shrubs and greenery. The room is finished with a charming tiled, marble effect Fireplace housing an electric fire – the perfect focal point for a cosy evening in. Neutral decor throughout offers a wonderful blank canvas, ready for a new owner to make it their own.

kitchen
9' 8" x 7' 5" (2.95m x 2.27m)
A stylish and immaculately presented kitchen, refitted around five years ago and finished to a high standard. Glossy white cabinetry is paired beautifully with sleek black contrasting worktops and a marble-effect tile splashback, creating a crisp, contemporary feel. The kitchen is well equipped with a Beko built-in oven, an induction hob with an extractor, a fridge freezer, and an integrated washing machine, all set within an efficient gallery layout with plentiful storage and worktop space. A window over the sink brings in natural light. Tiled flooring completes this practical yet good-looking space.

Bedroom 1
11' 5" x 10' 3" (3.47m x 3.12m)
A well-proportioned double bedroom with a peaceful outlook over the back garden, taking in trees and green beyond. Fitted with a full-width double-sliding door wardrobe offering excellent hanging and storage space, this room also benefits from an electric heater beneath the window and neutral decor throughout. A lovely bright and restful space to unwind at the end of the day.

Bedroom 2
10' 2" x 9' 9" (3.09m x 2.98m)
A further well-sized double bedroom, currently decorated in a soft lilac tone, offering a great opportunity to add a personal touch. Fitted with a full

FRONT GARDEN

This easy-to-keep front garden has a lawn with border areas filled with mature shrubs. Access to the flat is at the side of the property

REAR GARDEN

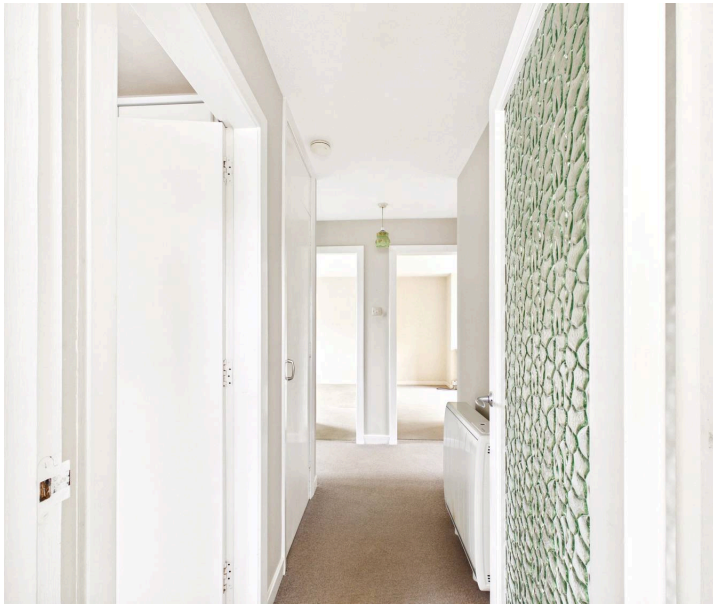
Another great space laid with chuckies and shrubs. The pathway from the flat door leads round the side of the home to your clothes-drying area and also to the single garage to the rear of the property.

GARAGE

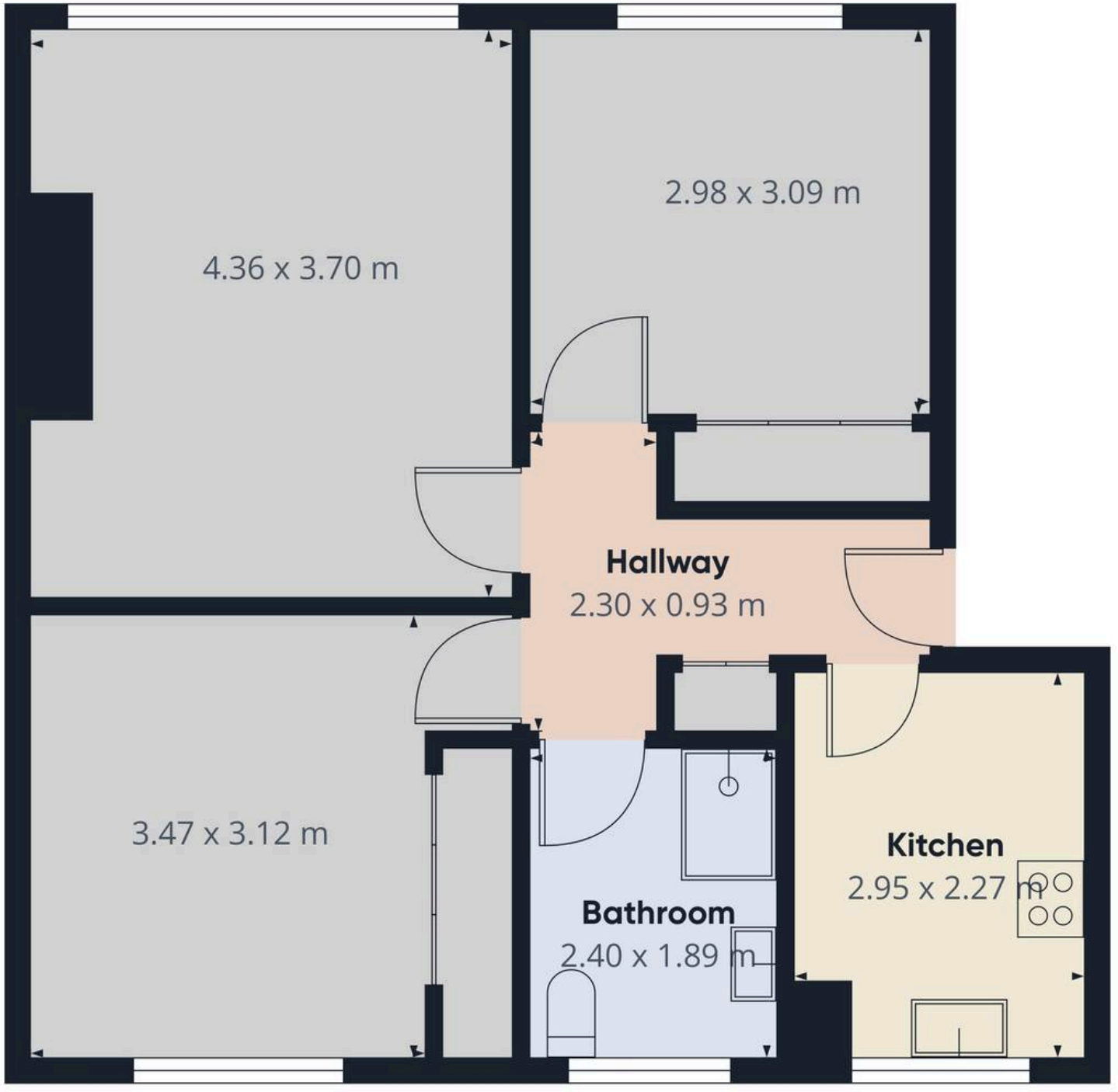
Single Garage

The flat has a dedicated garage at the rear of the property with an up and over door.









Approximate total area(1)

55.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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