



Mill Hill Road | East Denton | NE5 2AR

£250,000



4



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1

Extended Family Home

Study

Four bedrooms

Family bathroom/W.C

Open plan lounge, kitchen/diner

Large driveway

Utility room

Perfect for a growing family

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A superb extended family home offering generous and versatile accommodation, perfectly suited to modern family life.

The property features an open-plan lounge flowing seamlessly into a contemporary kitchen/diner, creating an ideal space for both relaxing and entertaining. A separate utility room adds further practicality.

To the first floor are four well-proportioned bedrooms, providing ample space for a growing family, along with a dedicated study, perfect for home working or a quiet retreat. A spacious family bathroom/W.C. completes the upper floor, designed with comfort and convenience in mind.

Externally, the home continues to impress. To the front, a large block-paved driveway provides off-street parking for multiple vehicles. The rear garden is enclosed and features a generous decked seating area ideal for outdoor dining, a well-maintained lawn, and mature shrubs that create a private and attractive setting.

Ideally located with easy access to the A1 and A69, the property benefits from excellent transport links to the City Centre, as well as close proximity to a range of local amenities and highly regarded schools.

A fantastic opportunity to acquire a spacious, well-located family home in a sought-after area.

Entrance Porch

Hall

Stairs up to first floor, tiled flooring, central heating radiator under stairs storage cupboard.

Open Plan Lounge, Dining room, and Kitchen

Lounge 18' 5" Max plus recess x 13' 3" Max (5.61m x 4.04m)

Laminate flooring, central heating radiator, coving to ceiling and a double glazed window to the front.

Kitchen/Diner 12' 3" Max x 12' 3" Plus bay (3.73m x 3.73m)

Fitted with a range of wall and base units with work surfaces over and upstands, 1 ½ bowl sink with mixer tap and drainer, gas hob with oven below and extractor hood over, breakfast bar and a double glazed window to the rear.

Dining Area

Laminate flooring, central heating radiator and double glazed French doors leading to the rear garden.

Utility Room 13' 6" Plus recess x 7' 0" Max (4.11m x 2.13m)

Double glazed window to the rear, laminate flooring, central heating boiler, plumbing for an automatic washing machine and door leading to the rear garden.

Garage 18' 1" x 7' 3" (5.51m x 2.21m)

Fitted base units with work surfaces over and stainless-steel sink.

Landing

Access to loft which is part boarded for storage.

Bedroom One 11' 7" Into bay x 11' 6" Max (3.53m x 3.50m)

Double glazed bay window to the front and a central heating radiator.

Bedroom Two 14' 1" Plus recess x 8' 9" Plus wardrobes

(4.29m x 2.66m)

Double glazed window to the rear and a central heating radiator.

Bedroom Three 11' 7" Plus storage cupboard x 6' 8" Plus recess

(3.53m x 2.03m)

Double glazed window to the front and a central heating radiator.

Bedroom Four 8' 4" Plus recess x 7' 10" Max (2.54m x 2.39m)

Double glazed window to the rear and a central heating radiator.

Study 7' 1" Plus recess x 6' 6" (2.16m x 1.98m)

Double glazed window to the front, central heating radiator, and laminate flooring.

Bathroom/W.C

Spacious family bathroom comprising low level W.C with concealed cistern, panel bath with shower attachment, part tiled walls and tiled flooring, walk in shower cubicle, recessed downlights and a double glazed window.

Externally

Front Garden

Block paved drive providing off street parking for two vehicles.

Rear Garden

Enclosed garden with decked seating area with steps down to lawn area and mature shrubs.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains - Gas

Broadband: Fibre to premises

Solar Panels (Owned outright)

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

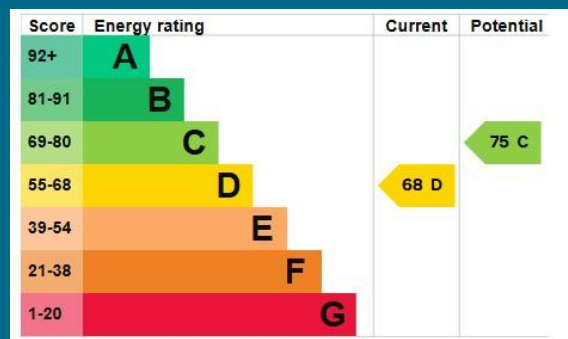
TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: D

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