

## 43 Hill Top Road, Newmillerdam - WF2 6PZ

£1,350,000 Freehold

A stunning individually designed family home offering approximately 4,000sq ft of accommodation over three levels, finished to the highest of standards and offering a move with a minimum of fuss. Occupying a commanding position above Newmillerdam Country Park and its numerous pubs and eateries, yet providing excellent commuter links via M1/M62 and Train Station to London or Edinburgh. The property oozes luxury at every turn and at the same time providing complete privacy.

### **Outer Entrance Porch**

With steps and slate tiling, leading through to...

### **Reception Hall Way**

With double glazed window and composite entrance door, high gloss tiled floor, under heating, feature floating staircase with glass balustrade, downlighting to the ceiling, built in cloaks cupboard and glazed double opening doors lead through to the impressive kitchen.

### **Living Room**

With feature double glazed bay window, feature media wall with recess television, flame effect bioethanol fire, feature recess ceiling, a sumptuous space with double doors leading through to Formal Dining Area which is located off the kitchen with feature full length glass wall overlooking the hallway, tiled floor with downlighting to the ceiling, double glazed window to the side, opening to...

### **Breakfast Kitchen/Family Room**

Overlooking the rear garden, having feature media wall with built in storage and recess, feature lightwell and expansive sliding patio doors makes this a light and airy space, downlighting to the ceiling, feature ceiling which mirrors the centre island and feature central circular breakfast seating area, bespoke kitchen with contrasting work surfaces with undermounted sink with mixer tap unit and Quooker tap, induction hob, two ovens, microwave, full fridge and freezer, integrated dishwasher. A truly enviable entertaining space.

### **Adjacent Utility Room**

Comprehensively fitted with integrated washer and dryer, undermounted sink unit with mixer tap, rear entrance door.

### **Cloakroom**

Having wash hand basin, low flush w/c set in back to wall furniture with tiled floor.

### **Floating Staircase leads to First Floor Landing**

With walnut treads and glass balustrade, feature glass balcony overlooking the entrance below.

### **House Bathroom**

Being fully tiled with marble tiling, feature free standing tub bath with mixer shower tap, feature LED lighting, twin wash hand basins set in vanity unit, low flush w/c, heated towel rail, double glazed window, underfloor heating.

### **Bedroom to Rear**

With sliding double glazed patio doors leading onto glass "Juliette" balcony and double glazed window making the most of the views, built in wardrobes.

### **Bedroom to Rear**

Having double glazed sliding patio doors leading out onto glass "Juliette" balcony, double glazed window, access to walk-in wardrobe with fitted wardrobes to two side providing ample storage with shelving, giving access to...

### **En Suite Shower Room**

Having wash hand basin, low flush w/c, walk-in shower with Raindance shower head being fully tiled with underfloor heating, double glazed

### **Fitted Dressing Room**

With built in wardrobes, feature display unit, giving access to...

### **En Suite Shower Room**

With wash hand basin, low flush w/c, walk-in shower being fully tiled with Raindance shower head, underfloor heating.

### **Master Bedroom**

With feature built in bedhead, double glazed bay window, access to...

### **Walk-in Wardrobe**

With fitted mirrored wardrobes giving access to...

### **En Suite Shower Room**

With low flush w/c, wash hand basin set in vanity unit, walk-in shower with Raindance shower head, heated towel rail, double glazed window, underfloor heating.

### **Stairs lead to Second Floor Landing**

With feature glass balustrade making the most of the open aspect with double glazed Velux roof lights, making this a light and airy space.

### **House Bathroom**

Being fully tiled with marble tiles with recess, feature free standing tub bath, wash hand basin set in vanity unit with feature recess shelving, marble tiled floor, wall hung low flush w/c, double glazed Velux roof light, heated towel rail, underfloor heating.

### **Bedroom**

With double glazed Velux roof lights to front and rear, having fitted walk-in wardrobe, dressing area with built in wardrobes, laminate wood flooring, two central heating radiators.

### **Bedroom to Front**

Having a comprehensive range of built in mirrored wardrobes, double glazed Velux roof light makes this a light and airy room.

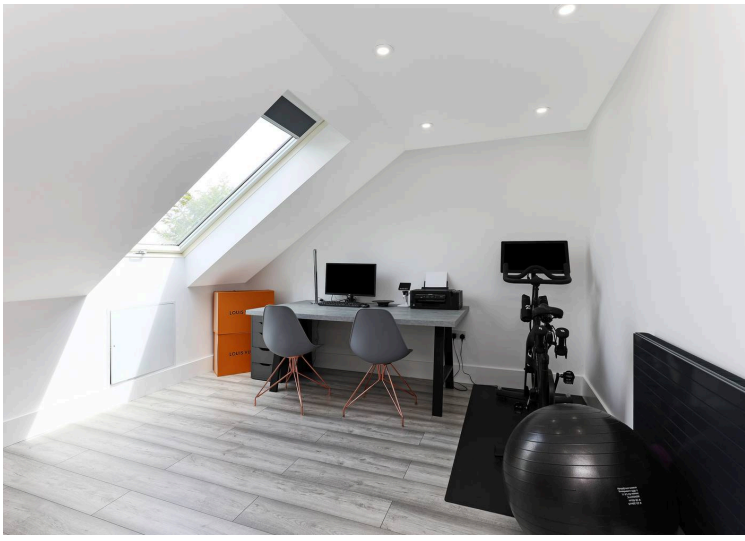
### **Home Office**

With Velux roof light, eaves storage, fitted wardrobes, central heating radiator.

### **Outside**

The property is accessed via automated gates to a low maintenance front garden with predominant driveway and turning space providing ample off street parking and leading to integral garage with automated roller shutter door with the facility to stack more than one car via a hydraulic lift system, central heating boiler, pathway to the side gives access to generous rear garden being mainly laid to lawn with porcelain paved patio making the most of the open views, detached Garden Room having double glazed windows and entrance door providing excellent entertaining space with built in bar, ideal for those wanting it as a cinema room with separate low flush w/c,

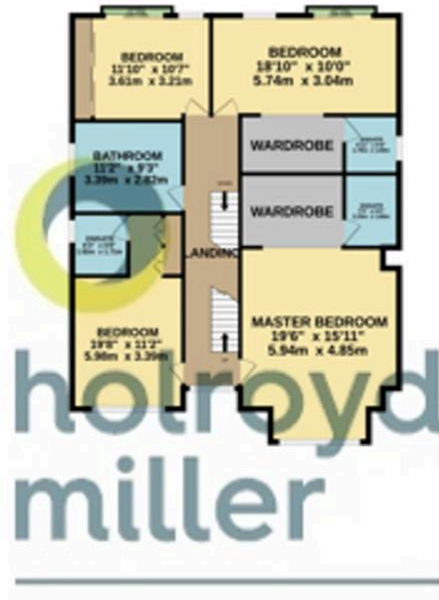




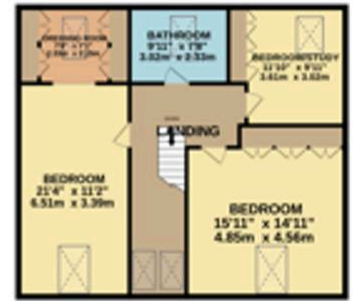
GROUND FLOOR  
387 sq ft (35.5 sq m) approx.



1ST FLOOR  
338 sq ft (31.1 sq m) approx.



2ND FLOOR  
388 sq ft (35.7 sq m) approx.



TOTAL FLOOR AREA: 4113 sq ft (382.1 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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