



St. Nicholas Green, Newhall

Asking Price £599,995

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ESTATE AGENTS

Nestled in the attractive mews of St. Nicholas Green within the award-winning Newhall development, this well-presented four-bedroom link-detached family home spans approximately 1,742.5 sq ft & offers views across open green spaces and the children's park.

The Newhall design masterfully combines modern & contemporary elements while prioritising environmental considerations. Traditional craftsmanship is seamlessly blended with state-of-the-art technologies, resulting in a high level of insulation, soundproofing, low-energy lighting & energy-efficient appliances. Careful measures have also been taken to reduce water waste and pollution, with an emphasis on maximising natural daylight and ensuring that trees are visible from nearly every window — a feature that is particularly evident in this stylish property.

Inside, you will find a beautifully crafted vaulted dining room, a spacious inner hallway & a fully fitted kitchen complete with integrated appliances. The lounge features a central fireplace and fully folding doors that open to the landscaped rear garden. Additionally, a cloakroom with a WC & storage cupboard completes the ground floor.

Upstairs, a stunning galleried landing provides access to three double bedrooms, including a vaulted master bedroom with an en-suite shower room and balcony. The family bathroom is tastefully finished with white sanitary ware and stylish fittings. A large fourth bedroom is situated on the second floor, offering beautiful views over the parkland.

Externally, the exquisitely landscaped garden serves as a serene space for relaxation, boasting an abundance of green shrubs, trees, flowering plants and seating areas. A patio provides access to the garage and parking. St. Nicholas Green is located within the desirable Newhall Development, within walking distance of excellent local schools, convenience shopping and open fields. Please note that there is an estate "charge" associated with this property.





### Entrance Hall

### Cloakroom

5'1" x 3'11" (1.55m x 1.19m)

### Kitchen

9'5" x 12'10" (2.88m x 3.92m)

### Living Room

15'4" x 12'4" (4.67m x 3.77m)

### Vaulted Dining Room

11'11" x 8'8" (3.63m x 2.64m)

### FIRST FLOOR

### Galleried Landing

6'1" x 8'8" (1.85m x 2.64m)

### Vaulted Bedroom One

18'1" x 9'11" (5.51m x 3.02m)

### En-suite Shower Room

8'6" x 4'6" (2.59m x 1.37m)

### Balcony

3'8" x 9'0" (1.12m x 2.74m)

### Bedroom Two

9'6" x 13'5" (2.89m x 4.09m)

### Balcony

4'4" x 7'8" (1.32m x 2.34m)

### Bedroom Three

8'6" x 10'10" (2.59m x 3.29m)

### Bathroom

8'6" x 6'1" (2.59m x 1.85m)

### SECOND FLOOR

### Vaulted Bedroom Four

8'6" x 13'0" (2.58m x 3.97m)

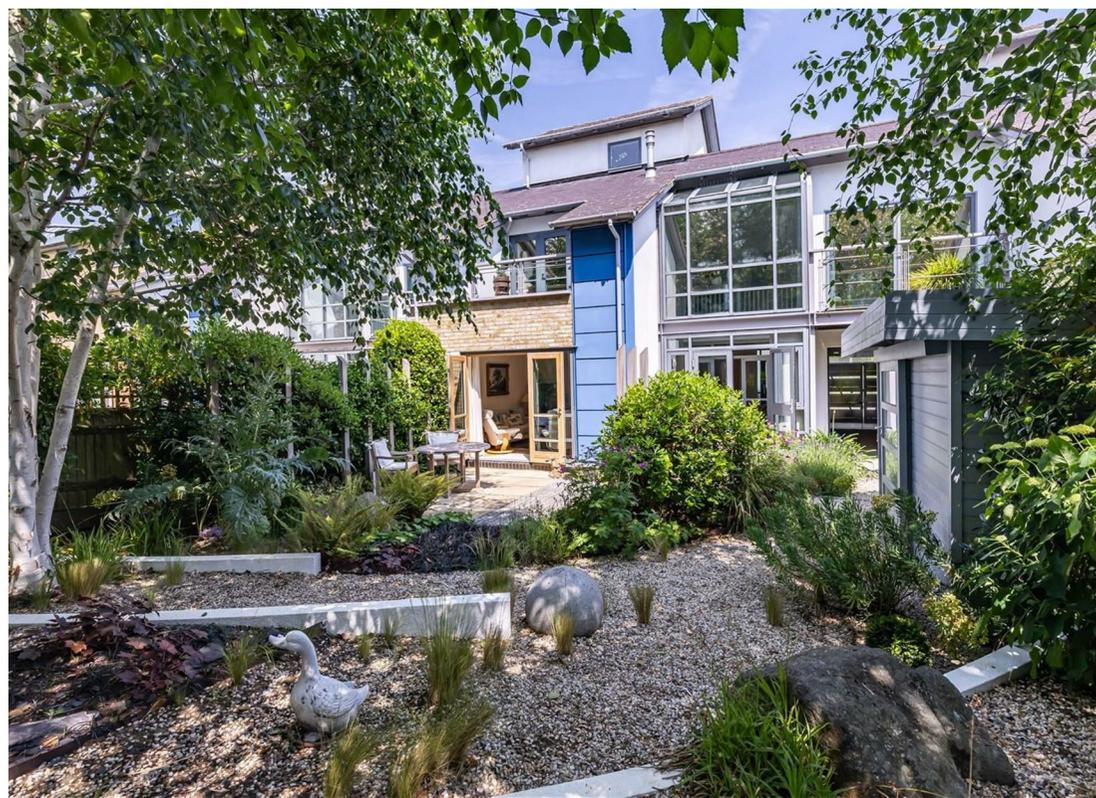
### EXTERNAL AREA

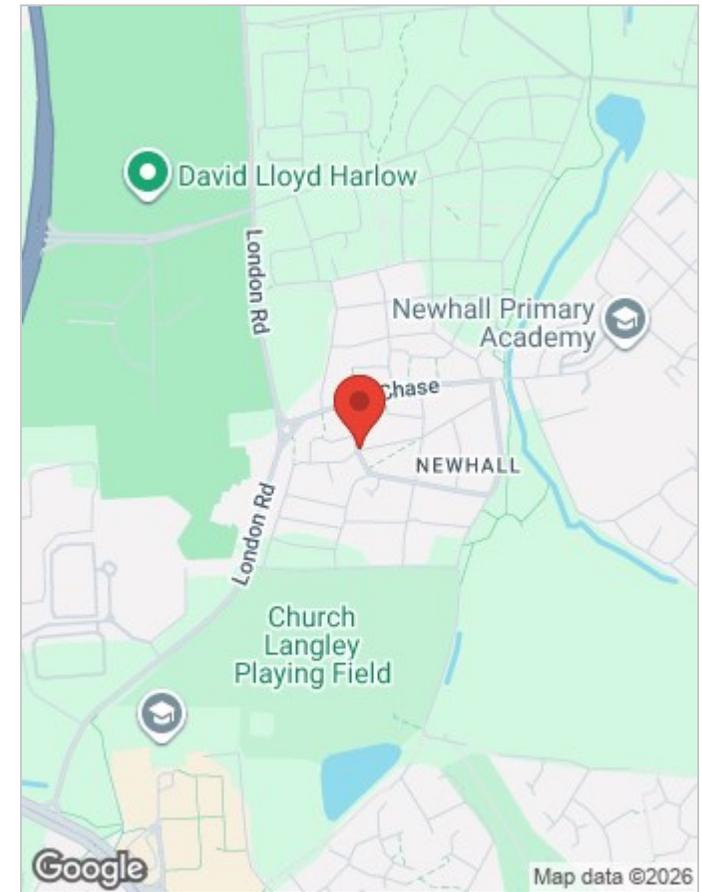
### Garage

18'2" x 9'5" (5.54m x 2.87m)

### Workshop

9'10" x 6'5" (3.00m x 1.96m)





Total area including garages and outbuildings: approx. 161.8 sq metres (1742.5 sq feet)  
Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage

## Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

