

Arnolds | Keys



4a Mill Road, Briston, NR24 2JF

Price Guide £470,000

- Beautifully presented
- Large, open plan kitchen/dining room
- Two bathrooms including ensuite
- Garage and off-road parking
- Over 1700 square feet
- Four bedrooms
- Easy to manage gardens
- Close to Village Green

4a Mill Road, NR24 2JF

Offering superbly presented accommodation of just over 1700 sq. ft is this beautifully proportioned detached house set in an attractive location close to the Village Green and within walking distance of the shops.

The interior of this property has been remodelled by the current owners and may only be appreciated by a private viewing. The flexible accommodation offers up to four bedrooms and two bathrooms so ideal for a family home or for someone wanting to work from home with the option of an office.



Council Tax Band: E



ENTRANCE HALL

With part glazed entrance door and two windows overlooking rear courtyard, turning staircase to first floor with large built in understairs cupboard, radiator.

CLOAKROOM

Close coupled w.c., radiator, vanity wash basin with cupboard beneath and mosaic tiled splashbacks. Window to side aspect.

LOUNGE

A beautifully proportioned, light and airy room with two aspects, wood burning stove in large recessed fireplace, two radiators, provision for TV. Sliding patio doors opening to:

GARDEN ROOM

With glazed door, further patio doors and window overlooking front garden. Polycarbonate roof.

OFFICE/BEDROOM 4

Radiator, window overlooking courtyard.

KITCHEN/DINING ROOM

A superb room with window to front aspect and French doors to rear courtyard, provision for TV in the dining area and vertical radiator. The kitchen area has been re-fitted with a comprehensive range of contemporary base and wall units with quartz work surfaces including a breakfast bar, all with matching upstands. A number of modern integrated appliances including built in electric oven and combination microwave, double bowl Belfast sink, dishwasher, induction hob with hood above, contemporary vertical radiator. Open plan to:

UTILITY LOBBY

With provision for washing machine and tumble dryer (Included in the Guide Price), fitted cupboards and matching quartz worktop, vertical radiator, space for American style fridge/freezer (not included)

FIRST FLOOR LANDING

Window to rear aspect, radiator, access to roof space. Three built in store cupboards.

PRINCIPAL BEDROOM

Window to front aspect, radiator, very large walk-in wardrobe, door to:

ENSUITE SHOWER ROOM

A stunning room with high quality contemporary suite of large sink unit with cupboards beneath, wall-hung, concealed cistern w.c. and bidet. Level entry shower with glazed screen, drench and spray heads, part tiled walls and fully tiled floor, window to rear aspect, vertical radiator.

BEDROOM 2

Window to front aspect, radiator.

BEDROOM 3

Window to rear aspect, radiator.

BATHROOM

Beautifully fitted with a modern suite of panelled bath with mixer shower and screen, modern vanity wash basin with drawers beneath, bidet, close coupled w.c., chrome heated towel rail, part tiled walls, mosaic style floor tiling. window to front aspect.

OUTSIDE

Attached, brick built GARAGE: With double entrance doors, personal rear door, stairs to a first floor WORKSHOP area.

GARDENS

The property is approached over a brickweave driveway leading, through gates, to an off-road parking area and access to the garage. There is a pergola/car port offering shade at the front with raised beds and conifers to the front boundary. There is a small, well stocked flower bed at the front too. The rear garden is arranged in a courtyard style and offering a high degree of privacy. There is a screened area housing the oil storage tank.

AGENTS NOTE

The property is freehold, has mains electricity, water and drainage connected. Heating is provided by an oil fired boiler. The property has a Council Tax Rating of Band E.



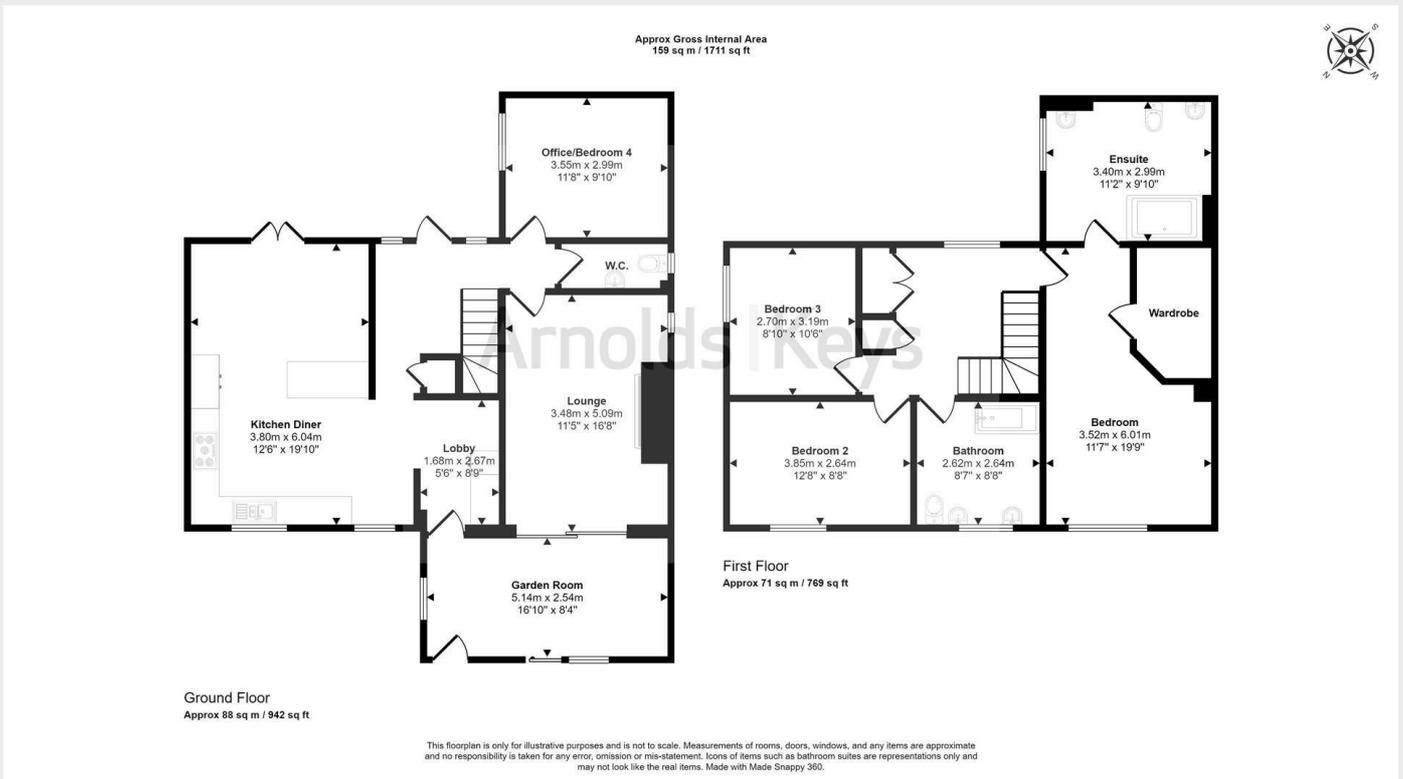


Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|-----------|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 76 |
| (55-68) D | 64 | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

