

Monday to Friday, 9.00am until 6.00pm
Saturday, 9.00am until 4.00pm
Sunday, Closed



**4 MILL CLOSE, PEAKIRK
PE6 7PA**

£775,000

FREEHOLD



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Featuring a stunning 26' x 22' kitchen/garden room with a recently installed quality contemporary kitchen which leads through to a garden room with stunning high vaulted ceiling and French doors that lead onto the rear garden, this impressive, individual quality home is situated within a small private cul-de-sac in one of the areas' most sought-after villages. Entered via an impressive entrance hall with galleried landing, this home has two good size reception rooms, a 16' master bedroom with its own private 20' lounge with French doors overlooking the gardens and four further double bedrooms. This impressive home, which is set on three floors, must be viewed to appreciate the superb accommodation available of this unique quality family home.

Entrance door opening to

ENTRANCE HALL

A magnificent double-height entrance to this home with galleried landing above, stairs leading to first floor and internal door to garage.

CLOAKROOM

Comprising low flush WC, wash-hand basin, heated towel rail and tiled flooring.

LOUNGE 18'2 x 14'3 (5.54m x 4.34m)

This lovely room with a York stone fireplace, has radiator and windows to front and side elevations.

FAMILY ROOM 15'6 x 13'4 (4.72m x 4.06m)

A light and airy room with a feature fireplace housing a cast-iron woodburner, radiator, TV point, French doors with windows either side opening onto the rear garden and double-opening doors to

KITCHEN/GARDEN ROOM 26'10 x 22'5 (8.18m x 6.83m)

A stunning room with recently installed quality contemporary wall and base units, central island unit, a range of built-in appliances, sink unit with Quooker tap, underfloor heating, window to side elevation and open access through to the

GARDEN ROOM

With its stunning with its high vaulted ceiling with exposed beams and windows either side of the room, French doors opening onto the rear garden with further glazing.

UTILITY ROOM 9'9 x 6'6 (2.97m x 1.98m)

Comprising wall and base units, Belfast sink, plumbing for washing machine, space for tumble dryer, tiled floor and side external door.

BEDROOM TWO 13'3 x 13'2 (4.04m x 4.01)

With fitted wardrobes, TV point, radiator, two windows overlooking the rear garden and door to

EN-SUITE

Comprising shower cubicle, vanity wash-hand basin, low flush WC, tiled floor, heated towel rail, wall tiling and window to side elevation.

BEDROOM THREE 15'5 x 12'1 (4.70m x 3.68m)

With fitted wardrobe, TV point, radiator, window to front elevation and connecting door to

FAMILY BATHROOM

Comprising 'P' shaped panelled bath with shower screen and shower above, low flush WC, vanity wash-hand basin, heated towel rail, tiled floor, tiled walls and window to side elevation. Connecting door to Bedroom Three.

SECOND FLOOR LANDING

With radiator and window to rear elevation.

BEDROOM FOUR 15'9 x 14'4 (4.80m x 4.37m)

With fitted wardrobe, radiator, window to side elevation and two further windows overlooking the rear garden.

BEDROOM FIVE 10'5 x 10'1 (3.18m x 3.07m)

With fitted wardrobe, radiator and window to front elevation.

BATHROOM 9'4 x 8'1 (2.84m x 2.46m)

Comprising an exceptionally large oval bath, contemporary vanity unit housing wash-hand basin, low flush WC, heated towel rail, tiled floor, wall tiling, built in cupboard and window to side elevation.

GALLERIED LANDING

With radiator, stairs to second floor and two windows to front elevation.

MASTER SUITE

BEDROOM 16'3 x 14'4 (4.95m x 4.37m)

A delightful bedroom with two fitted wardrobes, radiator, TV and telephone points, two windows to front elevation and open arch to

LOUNGE 20' max x 13'2 (6.10m x 4.01m)

With radiator, TV point, window to side elevation, French doors and Juliet style balcony overlooking the rear garden and countryside beyond. The dressing area has further fitted wardrobes and door to

EN SUITE

With semi-circular shower cubicle, contemporary vanity unit housing twin wash-hand basins, low flush WC, tiled floor, wall tiling, heated towel rail and skylight window to rear elevation.

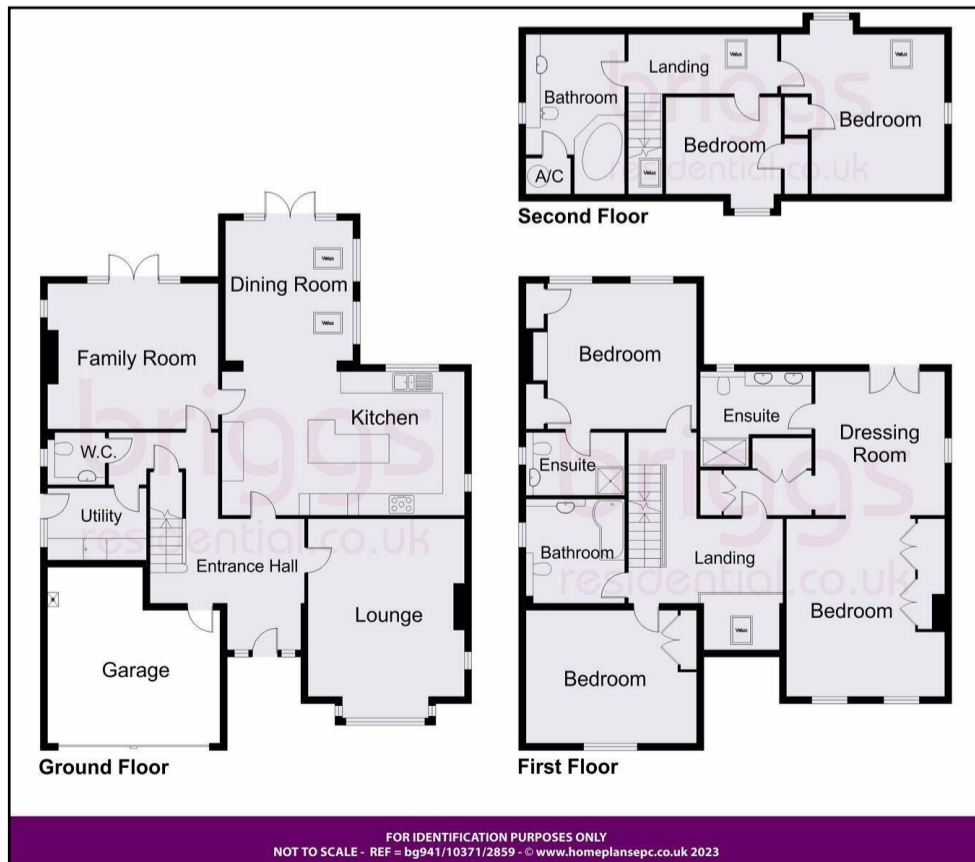
OUTSIDE

The block paved driveway provides parking for three vehicles and leads to an integral garage of 13'10 long on the left hand side and 13' on the right hand side with electric roller door, power, lighting and personal door.

The superb rear garden provides a high degree of privacy and is mainly laid to lawn with well stocked beds, patio area, paving, arbour and security lighting.

EPC RATING: C

COUNCIL TAX BAND: G (PCC)



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