



78 Mill Hill Wood Way, Ibstock, Leicestershire. LE67 6QB

£430,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

Reddington Sales & Lettings take great pleasure in presenting to the market this stunning, 5 bedroom detached family home, formally known as The Cypress built by Bellway Homes in 2016. The property is of high specification throughout, offering spacious family living whilst also standing prominently on a generous corner plot. Externally, the property features well maintained front and rear gardens as well as a detached double garage and off road parking for 3-4 cars. Viewing is HIGHLY recommended in order to appreciate the accommodation on offer!

EPC rating B, Council tax band E.

## FEATURES

- Five Bedroom and Three bathrooms
- Open plan kitchen dining family area
- Large driveway
- Detached double garage
- Spacious interior
- Corner plot
- Built by Bellway Homes
- Two en-suites
- Dressing room to Master





# ROOM DESCRIPTIONS

## Entrance Hall

Impressive and spacious entrance hall, with ceramic flooring. Stairs leading to first floor.

## Living Kitchen/Dining/Family Area

10.36m x 3.27m (34' 0" x 10' 9") High specification kitchen, with a range of base and eye level units with draws. Integrated AEG appliances, spotlights, ceramic floors tiles throughout with double doors opening out onto the garden. Windows to front, side and rear elevations.

## Lounge

6.99m x 3.27m (22' 11" x 10' 9") An impressive sized lounge area with window to front elevation, large bay window to side elevation, French doors leading out to the rear garden, heating radiator and double ceiling pendant lighting.

## Ground Floor WC

Low flush WC, basin, part tiled, heating radiator and extractor fan.

## First Floor Landing

A spacious landing, carpeted.

## Master Bedroom

4.47m x 3.25m (14' 8" x 10' 8") A spacious suite with window to front elevation, fitted wardrobes, heating radiator, ceiling pendant lighting and access to the en-suite shower room and dressing area.

## En-Suite Shower Room

Ensuite shower room, WC, Wash basin, part tiled. Extractor fan, window to front elevation and chrome heated towel rail.

## Dressing Area

Fitted with wardrobes, window to side elevation and ceiling pendant lighting.

## Bedroom 2

4.38m x 3.27m (14' 4" x 10' 9") Double sized bedroom with fitted wardrobes, heating radiator, ceiling pendant lighting and window to rear elevation. Door leading to en-suite shower room.

## En-Suite Shower Room

Ensuite shower room, WC, Wash basin, part tiled. Extractor fan, window to rear elevation and chrome heated towel rail.

## Bedroom 3

4.65m x 3.31m (15' 3" x 10' 10") A double room with fitted wardrobes, heating radiator, ceiling pendant lighting window to front and rear elevation.

## Bedroom 4

4.65m x 3.31m (15' 3" x 10' 3") A double room with fitted wardrobes, heating radiator, ceiling pendant lighting and windows to front and rear elevation.

## Bedroom 5/Study

11' 0" x 8' 1" (3.35m x 2.46m) A double room with fitted wardrobes, heating radiator, ceiling pendant lighting and windows to front and side elevation.

## Detached Double Garage

Detached double garage with electric light and power.

## Garden

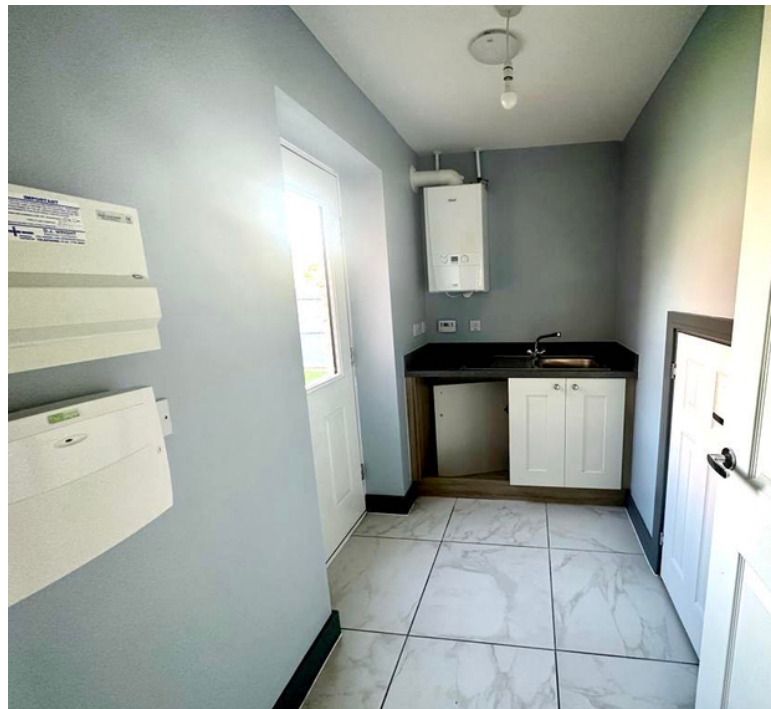
An attractive and spacious rear garden which is mostly laid to lawn, with slabbed patio area, outside security lighting, fenced boundaries and side gated access.

## Location

The property is situated within this popular and recently completed development located just off Ashby Road in the village of Ibstock. The village has lovely community spirit and amenities to include a grocery store, a selection of pubs and eateries, doctors surgery and chemist. There is primary and secondary schooling and easy access to Ashby, Market Bosworth and Leicester. The popular market towns of Ashby and Market Bosworth are close by, with the M42 and A50 leading to many East and West Midlands towns and cities including Leicester, Tamworth and Birmingham.

## Legals

These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such as curtains, carpets, light fittings and sheds. These sales details, the descriptions and the measurements herein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in a good structural condition of otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle lens. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves Reddington Homes Ltd will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan is included as guide layout only. Dimensions are approximate and not to scale.











# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		84	91
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		