



22 Mill Hill Wood Way, Ibstock, LE67 6QB

Offers over £318,500

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# Brief Description

Situated in a serene cul-de-sac on Mill Hill Wood Way, Ibstock, this MODERN four-bedroom detached house offers an ideal family home in a PEACEFUL setting. The property is surrounded by just four other homes, ensuring a sense of community while maintaining PRIVACY.

This property is BEAUTIFULLY PRESENTED and boasts a welcoming entrance hall featuring tiled flooring and a composite front door, leading to a convenient ground floor WC and an understairs cupboard. The SPACIOUS living room is a delightful space, enhanced by a bay fronted window adorned with fitted Roman blinds, allowing natural light to flood the room.

At the heart of the home lies an IMPRESSIVE open plan kitchen diner, fully fitted with integrated appliances and under unit lighting. The tall floor-to-ceiling window and French doors create a seamless connection to the landscaped rear garden, making it perfect for entertaining or enjoying family meals.

Upstairs, the master bedroom overlooks the serene rear garden and benefits from a STYLISH en suite bathroom, complete with a double shower, WC, and handbasin. Bedroom two is another GENEROUS double room, featuring fitted wardrobes for added convenience. Bedrooms three and four are CHARMING single rooms, ideal for children or guests. The family bathroom is modern, SHOWCASING a three-piece white suite with tiled flooring and partly tiled walls.

Outside, the front garden is beautifully landscaped, featuring a lawn, COTSWOLD STONE, and planted borders that enhance the property's curb appeal. The rear garden is equally IMPRESSIVE, offering granite patios, a spacious lawn, and a side storage area, all enclosed by a secure fence and wall boundary. The tarmac driveway provides ample OFF-ROAD PARKING for multiple vehicles and leads to a single GARAGE.

This delightful home combines modern living with a peaceful location, making it a perfect choice for families seeking comfort and convenience in Ibstock.

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## ON THE GROUND FLOOR

Entrance Hall

Cloakroom WC

Living Room 12'1" x 16'0" (3.68m x 4.88m)

Kitchen Diner 19'7" x 11'5" (5.97m x 3.48m)

## ON THE FIRST FLOOR

Master Bedroom 12'4" x 9'4" (3.76m x 2.84m)

En Suite 5'4" x 6'1" (1.63m x 1.85m)

Bedroom 2 10'4" x 9'7" (3.15m x 2.92m)

Bedroom 3 8'9" x 6'5" (2.67m x 1.96m)

Bedroom 4 8'4" x 6'2" (2.54m x 1.88m)





Family Bathroom

6'6" x 5'5" (1.98m x 1.65m)

ON THE OUTSIDE

Front Garden

Rear Garden

Driveway

Single Garage

## Key Features

- Quiet Cul-De-Sac Position
- Stunning Open Plan Kitchen Diner
- Landscaped Front & Rear Gardens
- Detached Single Garage
- Beautifully Presented Accommodation
- Stylish En Suite To Master
- Spacious Bay Fronted Living Room
- Large Driveway Parking
- Fully Integrated Kitchen Appliances
- Virtual Property Tour Available



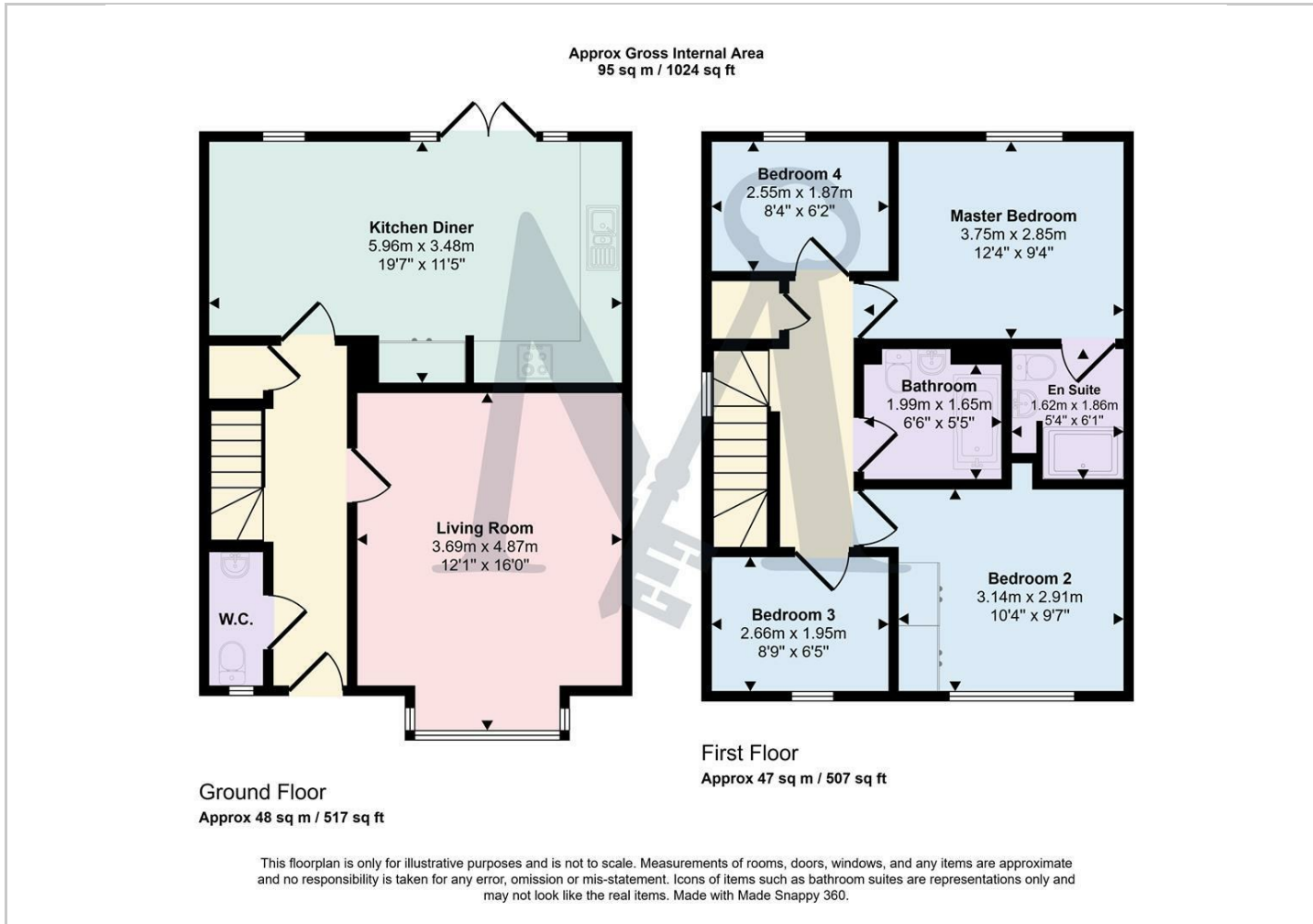




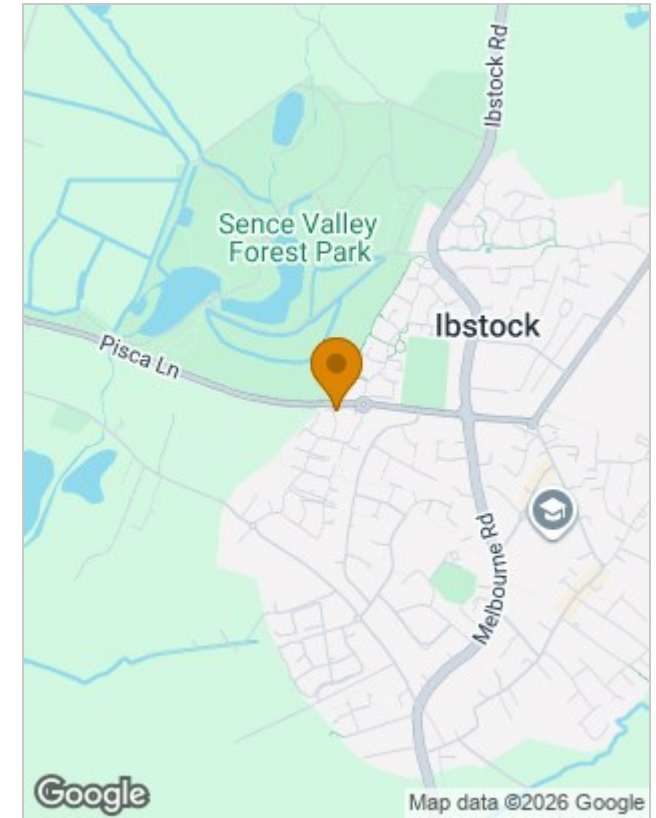




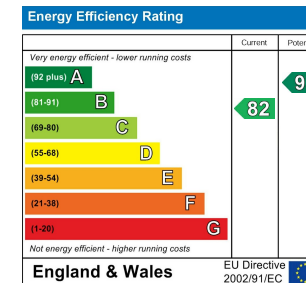
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.