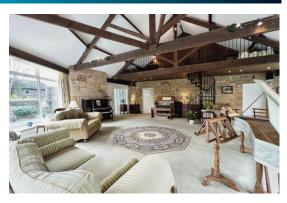


Mill House

Killingworth Village

- Detached
- Three Reception Rooms
- Four Bedrooms
- Three Bathrooms
- Freehold

£ 675,000 Offers Over







Mill House

Killingworth Village

PROPERTY DESCRIPTION

This detached property is truly a unique offering on the sales market, perfect for families seeking a serene lifestyle. Set in a peaceful village setting in the heart of Killingworth Village promises tranquility and natural beauty at every turn

The residence offers three spacious reception rooms, each offering a unique ambiance. The first reception room is a marvel of design, featuring a Gin Gan, large windows taking in the courtyard views, a mezzanine level, and a double height ceiling with exposed beams. The second reception room provides access to the loft bedroom via a stairway. The third reception room is flooded with natural light and offers access to three of the four bedrooms.

A modern kitchen serves as the heart of the home, fitted with all modern integrated appliances. The space also includes a dining area, underfloor heating, and provides access to both the garage and the side courtyard.

This property is in immaculate condition and boasts a total of four spacious double bedrooms. The master bedroom is a luxurious sanctuary complete with an en-suite and built-in wardrobes. The second bedroom (in the loft space) also offers the comfort of an en-suite and has an attached dressing room with further access to the mezzanine level and storage cupboards. The third and fourth bedrooms, both double, are spacious and one comes with built-in wardrobes

Unique features such as high ceilings, spacious garage, driveway parking & courtyard gardens make this property a truly desirable residence. The Gin Gan, a rare architectural feature, adds an extra touch of charm to this stunning property.

Reception Room One (Gin Gan): 30'09" (max) x 26'11" (max) - 9.40m x 8.20m

Reception Rooms Two: 14'07" x 18'05" - 4.45m x 5.61m Reception Room Three: 13'02" x 13'02" - 4.01m x 4.01m

Link (Sunroom): 10'05" x 6'05" - 3.18m x 1.96m
Bedroom One: 13'02" x 17'11" - 4.01m x 5.46m
En-suite: 10'03" x 8'04" - 3.12m x 2.54m
Bedroom Two: 11'07" x 22'03" - 3.53m x 6.78m
Dressing Room: 12'11" x 7'03" - 3.94m x 2.21m
En-suite Two: 8'07" x 7'03" - 2.62m x 2.21m
Bedroom Three: 13'07" x 9'02" - 4.15m x 2.79m
Bedroom Four: 9'11" x 10'03" - 3.02m x 3.12m
Shower Room: 9'10" (max) x 7'10" - 2.99m x 2.39m

Garage: 16'05" x 22'11" - 5.00m x 6.99m

Kitchen: 14'07" x 17'05" - 4.45m x 5.31m

W.C.

PRIMARY SERVICES SUPPLY

Electricity: MAINS Water: MAINS Sewerage: MAINS Heating: MAINS GAS Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO Parking: GARAGE AND TWO DRIVEWAYS

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: F EPC RATING: TBC

FH00008556.SD.SD.03/05/24.V.1









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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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