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MarketMakers.

Milner Close
Newbold Verdon

- Modern detached family home
- Open plan kitchen/living/dining room
- Separate lounge with open views
- Four well proportioned bedrooms
- Main bedroom with en suite shower room
- Family bathroom with four-piece suite
- Cul de sac position
- Off-road parking and single garage
- EPC Rating B / Council Tax Band E / Freehold

Situated on the outskirts of Newbold Verdon, this modern family home on Milner Close perfectly combines modern style with everyday comfort. With four generously proportioned bedrooms, the property is ideally suited to families and is presented to the market in superb condition with a bright and welcoming feel throughout.

The property is positioned at the end of a quiet no through road, with open views to the front across neighbouring farmland and benefits from off-road parking and a detached single garage.

Newbold Verdon has a friendly and well-regarded community, the home is conveniently located close to local amenities, schools and parks, making it an excellent option for those seeking a balance of tranquillity and accessibility.

General description

Alexanders are pleased to present to the market this beautifully modern four double bedroom, two bathroom detached family home, enjoying an enviable position on the outskirts of the sought-after village of Newbold Verdon.
Situated within the 'Ferrers Green' development on the edge of the village, the property was constructed by Bloor Homes in 2023 to the popular 'Wyatt' design and is offered for sale with the remainder of its NHBC warranty.

The accomodation

The accommodation is entered via a welcoming entrance hall with stairs rising to the first floor and doors leading to a generous living room featuring a bay window with views over green space. Spanning the full width of the rear of the property is the impressive kitchen living area, fitted with a range of contemporary wall and base units with integrated appliances, along with ample space for dining and relaxing. French doors open out to the rear garden, creating an ideal setting for family life and entertaining.
Upstairs, there are four well-proportioned bedrooms and a family bathroom, with the principal bedroom benefitting from a stylish three-piece en suite.

Garden and Grounds

Occupying a superb position at the edge of the development, the property enjoys open views to the front and is tucked away at the end of a quiet cul-de-sac. A driveway to the side provides off-road parking for three vehicles and access to the detached single garage. The rear garden is mainly laid to lawn and features a paved seating terrace.

Method of sale

The property is offered for sale by Private Treaty.

Measurements.

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure Freehold

The property is being sold freehold with vacant possession upon completion. There is a annual fee of £155.40 pa.

Local Authority / Tax Band

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band E

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.

Services

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

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Technical Information
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Plans and Boundaries
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

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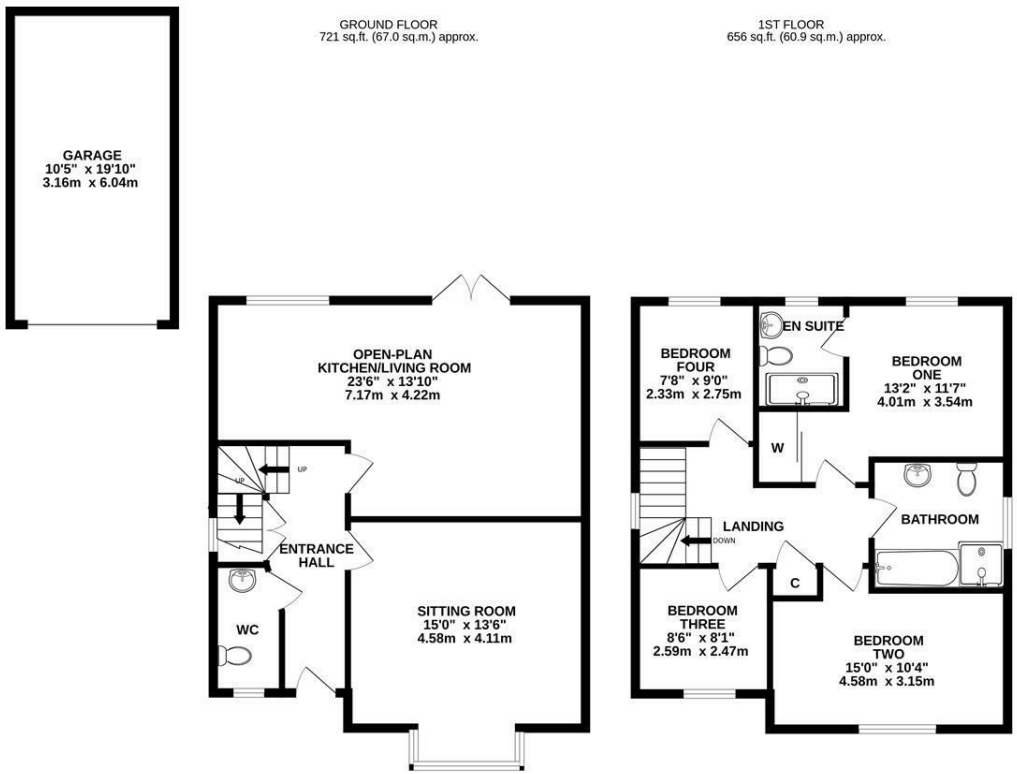
Anti Money Laundering
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost of £30 (inc vat) per person. This evidence and search will be required prior to solicitors being instructed.

General note.
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



TOTAL FLOOR AREA : 1377 sq.ft. (127.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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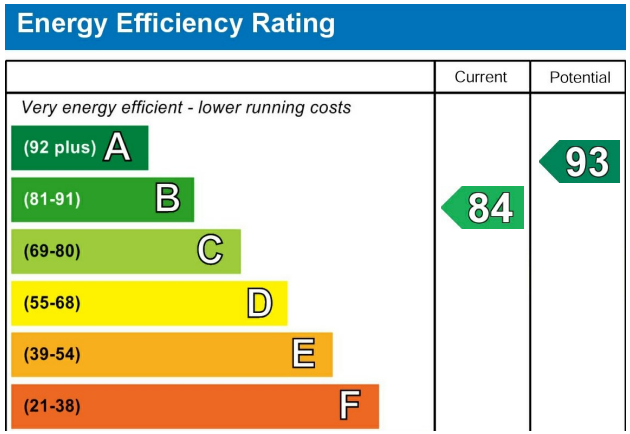

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