



Alexanders

Milner Close Newbold Verdon

- Four bedroom detached family home
- Modern sleek kitchen/living/dining room
- Separate lounge with open views
- Four large double bedrooms
- Main bedroom with en suite and built in storage
- Family bathroom with four-piece suite
- Landscaped garden with seating terraces
- Off-road parking and single garage
- EPC Rating B / Council Tax Band E / Freehold

Nestled in the charming village of Newbold Verdon, this splendid house on Milner Close offers a perfect blend of modern living and comfort. With four generously sized bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. Each room is designed with contemporary finishes, ensuring a stylish and inviting atmosphere throughout.

The property boasts off-road parking, providing convenience and peace of mind for residents and visitors alike. Additionally, a garage offers further storage options or the potential for a workshop, catering to various lifestyle needs.

Situated in a friendly community, this home is close to local amenities, schools, and parks, making it an excellent choice for those who appreciate both tranquillity and accessibility. Whether you are looking to entertain or simply enjoy the comforts of home, this property is sure to impress. Don't miss the opportunity to make this modern haven your own.





General Description:

Alexanders offer to the market a delightfully modern four double bedroom, two bathroom detached family home boasting an enviable position on the outskirts of the popular 'Ferrers Green' development right on the edge of Newbold Verdon.

The property was built by Bloor Homes in 2023 to the attractive 'Wyatt' Design and is being sold with the remainder of its NHBC warranty. During construction the current owners upgraded the kitchen with granite worktops, flooring, bathrooms and most recently a full garden project.

Accommodation:

The living space is accessed via a welcoming entrance hall with stairs rising to the first floor and doors into a spacious living room with bay window and views over green space. The kitchen living area spans the width of the rear of the property, fitted with top of the range units and granite worktops and a range of integrated appliances for a truly sleek finish. Upgraded bifold doors seamlessly open out into the garden creating a great space for entertainment.

Upstairs expect to find four good sized bedrooms, and the family bathroom. The main bedroom benefits from fitted wardrobes and a stylish three piece en suite.



Gardens and land:

Positioned at the end of a quiet cul de sac, the property boasts views over neighbouring farmland to the front, a driveway to the side provides parking for three vehicles and the garden transformed with two seating terraces laid with porcelain tiles, levelled lawn area, raised sleeper beds and pleached trees to surround for complete privacy.

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:

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

Local Authority:

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.





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.

Money Laundering:

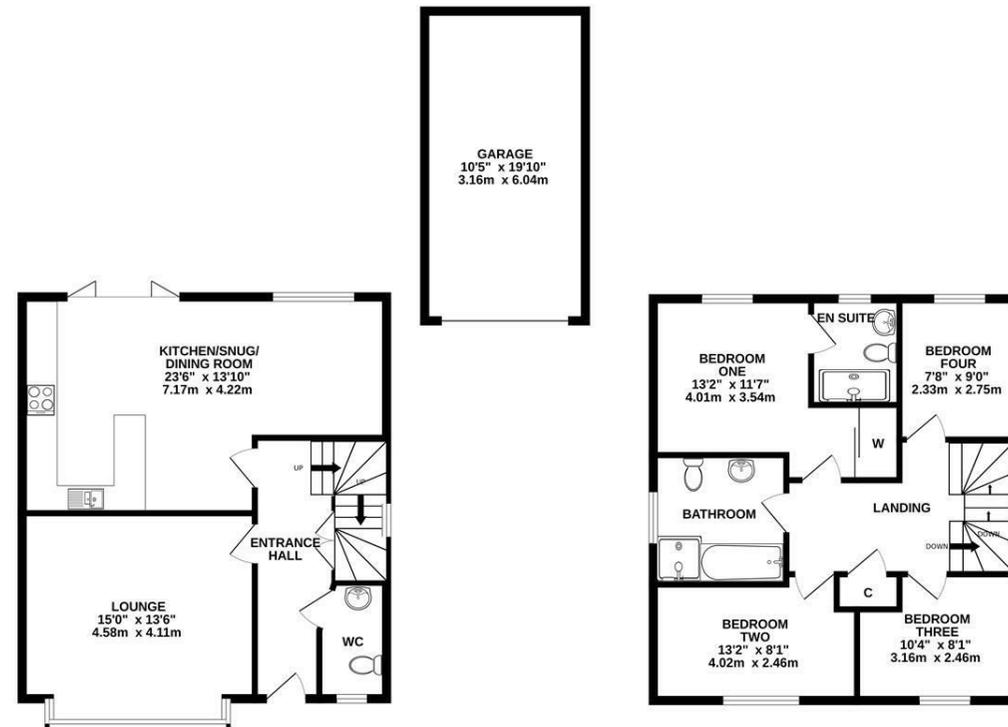
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. 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.

GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.

1ST FLOOR
656 sq.ft. (60.9 sq.m.) approx.



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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		





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