



Scar Bottom Lane, Greetland, HX4 8PG
£475,000

E&H Edkins Holmes
ESTATE AGENTS

Old Mill Bottom, Greetland – Exclusive New Build Development

Welcome to Old Mill Bottom, an exclusive collection of just six luxury townhouses nestled in the heart of Greetland. Offering a choice of four and five bedroom homes, this bespoke development combines contemporary design with superior quality throughout.

Each property has been thoughtfully designed for modern family living, boasting:

- Spacious open-plan dining kitchens fitted with high-spec units, integrated appliances and sleek finishes, with bi-fold doors opening onto the landscaped garden – perfect for entertaining.
- Elegant en-suite bedrooms, alongside generous family bathrooms.
- Practical features including a utility room and cloakroom.
- Integral garage and private driveway parking.



Ground Floor:

Entrance Hall

Cupboard housing boiler. Radiator. Composite door to front elevation.

Cloakroom

Wash hand basin. Low flush W.C. Towel radiator. UPVC double glazed window to front elevation.

Lounge 19'7" x 11'8" (5.985 x 3.578)

Wall mounted electric fire. Radiator. UPVC double-glazed window unit set within a stone mullion surround, to rear elevation.

Lower Ground Floor:

Hall

Stairs leading to Entrance Hall.

Dining Kitchen 11'9" x 17'7" + 7'4" x 8'10" (3.598 x 5.382 + 2.258 x 2.694)

Fitted kitchen with wall and base units. Breakfast bar. Granite work surfaces. One bowl, composite, undercounter sink. Electric, eye level combination oven with warming drawer. Bora induction hob with downdraft extractor. Integrated dishwasher. Integrated fridge / freezer. Underfloor heating. UPVC double glazed Bi-fold doors to rear elevation.

Cloakroom / Utility Room 8'5" x 9'4" (2.573 x 2.862)

Cupboards. Plumbing for washing machine. Low flush W.C. Underfloor heating. Extractor fan.

Study 8'5" x 9'2" (2.580 x 2.797)

Underfloor heating.

First Floor:

Landing

Stairs leading from Entrance Hall. Stairs leading to Second Floor.

Bedroom One 11'9" max x 15'4" max (3.586 max x 4.693 max)

Radiator. UPVC double glazed window.

En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Partially tiled. Underfloor heating. Towel radiator. Extractor fan. UPVC double glazed window to rear elevation.

Bedroom Two 12'9" x 8'11" (3.910 x 2.735)

Radiator. UPVC double glazed window to front elevation.

Bedroom Three 9'3" x 10'4" (2.836 x 3.160)

Radiator. UPVC double glazed window to front elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps. Double shower cubicle. Partially tiled. Towel radiator. Extractor fan.

Second Floor:

Bedroom 21'0" x 12'5" + 5'6" x 7'1" (6.413 x 3.786 + 1.681 x 2.171)

Undereaves storage. Two radiators. Two Velux.

En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Towel radiator.

Garage 15'7" x 9'1" (4.773 x 2.790)

Electric roller doors. Power. Light.

Rear Garden

Enclosed lawn and patio garden.

Council Tax Band

Additional Information

The photographs used are of Plot 2.

Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is: tigers.land.spell

Disclaimer

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