



2 Bedroom



1 Reception



1 Bathroom

**£315,000**

## 12 Shipley Mill Close, Stone Cross, BN24 5PY

Modern two bedroom mid terraced home in a tranquil woodland setting nestled in a peaceful enclave with green outlooks to both the front and rear, this beautifully presented two double bedroom mid terraced home offers contemporary living in a highly desirable location. The property boasts a spacious, full-width kitchen/diner featuring sleek finishes and bi-fold doors that open directly onto a south facing, landscaped rear garden perfect for indoor-outdoor living and entertaining. Beyond the garden lies a serene woodland backdrop, enhancing the sense of privacy and connection to nature. Additional highlights include a ground floor WC, a stylish and modern family bathroom, and two generously sized double bedrooms. The home also benefits from a driveway and a garage adjacent to the property, equipped with power, lighting, and an electric car charging point. Ideally situated close to excellent local schools, convenient amenities, and strong transport links, this home effortlessly combines comfort, practicality and lifestyle appeal.

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Stone Cross, BN24 5PY

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## Main Features

- Beautifully Presented Mid Terraced House Located In The Popular Stone Cross Area
- 2 Bedrooms
- Ground Floor Cloakroom
- Lounge
- Fitted Kitchen/Dining Room
- Modern Bathroom/WC
- Double Glazing
- Secluded Rear Garden With Summer House
- Garage & Driveway

### Entrance

Double glazed front door to -

### Hallway

### Ground Floor Cloakroom

Low level WC. Wash hand basin. Radiator. Double glazed window to front aspect.

### Lounge

15'2 x 14'5 (4.62m x 4.39m )

Radiator. Electric fireplace. Feature understairs storage area. Double glazed window to front aspect.

### Fitted Kitchen/Dining Room

14'8 x 7'10 (4.47m x 2.39m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset gas hob and electric oven. Extractor cooker hood. New combi boiler. Integrated fridge/freezer, dishwasher and washing machine. Radiator. Double glazed window and bi-fold doors to rear garden.

### Stairs from Ground to First Floor Landing:

Loft access with retractable ladder (not inspected).

### Bedroom 1

12'6 x 10'11 (3.81m x 3.33m )

Radiator. Fitted mirrored wardrobe. Airing cupboard. Two double glazed windows.

### Bedroom 2

10'7 x 8'1 (3.23m x 2.46m )

Radiator. Double glazed window to rear aspect.

### Modern Bathroom/WC

Suite comprising 'P' shaped bath with chrome mixer tap, shower over and shower screen. Low level WC with hidden cistern. Vanity unit with wash hand basin. Heated towel rail. Double glazed window to rear aspect.

### Rear Garden

Laid to artificial grass with patio area. Fenced boundaries & borders with mature shrubs. Summer house with power.

### Garage & Driveway

Garage with up & over door, light & power, electric car charging point and driveway in front.

EPC = C

Council Tax Band = C