



1 Millend Mews Millend Lane

Eastington, Stonehouse, GL10 3UY

Offers in excess of £475,000



Murdock & Wasley Estate Agents are delighted to offer to the market this superb three-bedroom detached home, built in 2025 and enviably situated on Millend Lane in Eastington, enjoying a beautiful rural setting alongside the historic Millend Mill and close to the River Frome.

Presented to an excellent standard throughout, the property benefits from the remainder of its new-build warranty, an air source heat pump and underfloor heating throughout both floors, providing modern comfort and energy efficiency. The home also boasts a fantastic range of upgrades, including Karndean flooring, electric day and night blinds and a beautifully landscaped rear garden, creating a stylish and ready-to-move-into home.

The property is ideally positioned for enjoying the local amenities, with the village post office, primary school, traditional butchers, coffee shop and farm shop all within easy reach. For those who enjoy the outdoors, the nearby river and surrounding countryside provide a fantastic selection of scenic walks, right on the doorstep.



Entrance Hall

Accessed via composite double glazed door, power points, underfloor heating, karndean flooring, inset ceiling spotlights. Doors lead off:

Wash Cloakroom

Suite comprising low level wc, wall mounted wash hand basin with mixer tap over and storage below, partly tiled walls, karndean flooring, inset ceiling spotlights, front aspect aluminium double glazed window.

Kitchen / Diner 17'3" x 20'7" (5.26 x 6.29)

Range of base, drawer and wall mounted units, one and a half inset sink unit with mixer tap over, stone worksurfaces. Appliance points, power points, AEG pyrolytic self cleaning oven/grill with four hob and extractor hood over, integral full height fridge, full height freezer, washing machine and dishwasher, underfloor heating, karndean flooring, inset ceiling spotlights, electric day and night blinds, front and side aspect aluminium double glazed window, stairs to landing. door to understairs storage, Doors lead off:

Lounge 17'3" x 18'3" (5.26 x 5.57)

Television point, data point, power points, under floor heating, karndean flooring, electric day and night blinds, side aspect aluminium double glazed windows, rear aspect aluminium bi folding door leading to the garden.

Landing

Power points, door to airing cupboard, inset ceiling spotlights. Doors lead off:

Bedroom One 17'3" x 10'2" (5.26 x 3.10)

Power points, under floor heating, built in wardrobe, electric day and night blinds, rear aspect aluminium double glazed windows.

En Suite 10'1" x 4'8" (3.08 x 1.43)

Suite comprising low level wc, wall mounted wash hand basin with mixer tap over and storage below, double step in cubicle with shower over, wall mounted heated towel rail, underfloor heating, partly tiled walls, karndean flooring, inset ceiling spotlights, side aspect aluminium double glazed window.

Bedroom Two 8'6" x 10'2" (2.60 x 3.11)

Power points, underfloor heating, electric day and night blinds, build in wardrobe, front aspect aluminium double glazed windows.

Bedroom Three 8'2" x 10'2" (2.50 x 3.11)

Power points, underfloor heating, electric day and night blinds, front aspect aluminium double glazed windows.

Bathroom 7'10" x 6'3" (2.40 x 1.93)

Suite comprising low level wc, wall mounted wash hand basin with mixer taps over and storage below, panelled bath with taps and shower over, wall mounted heated towel rail, underfloor heating, partly tiled walls, karndean flooring, inset ceiling spotlights, side aspect aluminium double glazed window.

Outside

To the front of the property steps leads to a sandstone path leading to the front door.

To the rear of the property a sandstone patio leads down to a garden laid to decorative stone. This leads around to a garden laid to lawn with a sandstone path leading to the summer house and shed store. The garden is enclosed by wooden fencing and a wooden garden provides rear access leading to the parking for two cars.

Tenure

Freehold

Local Authority

Stroud District Council

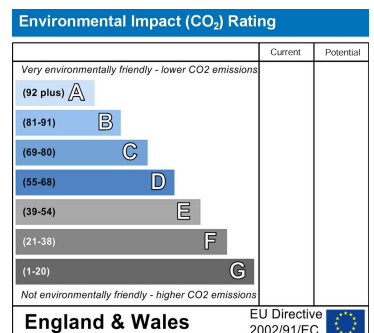
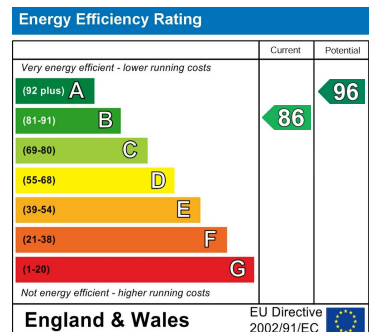
Tax Band: TBC

Services

Mains water, electricity & septic tank

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



These particulars, whilst believed to be accurate are 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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdoch & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

