







Mill Meadows Lane, Filey

- Detached Home
- Integral Garage & Driveway
- EPC Rating B
- Approx Seven Years NHBC Warrenty
- Five Bedrooms
- Enclosed Rear Garden
- Sought-After Mill Meadows Location

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HERE TO GET *you* THERE

Offers Around £400,000

Mill Meadows Lane, Filey







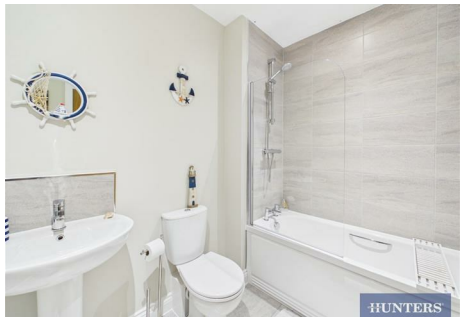
Hunters are delighted to bring to the market this beautifully presented five-bedroom detached family home, occupying a generous plot within the highly sought-after Mill Meadows development in Filey. Offering approximately 1,585 sq. ft. of stylish and versatile accommodation, this freehold property benefits from an impressive EPC rating of B and is perfectly suited to modern family living.

The house opens to welcoming entrance hallway leading to a spacious living room, beautifully finished with a bespoke media wall incorporating an inset electric fireplace. To the rear is a superb open-plan kitchen/dining room fitted with a range of modern wall and base units, integrated appliances, breakfast bar seating and ample space for family dining. French doors open onto an elevated composite decking area with glass balustrades, creating a seamless transition to the generous enclosed rear garden. The ground floor also benefits from a dedicated home office, a practical laundry/utility room with external access, a convenient WC and internal access to the integral garage.

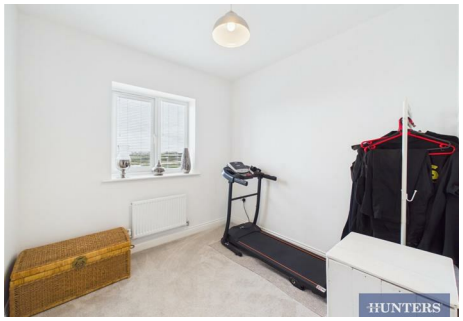
To the first floor are five well-proportioned bedrooms, including a generous principal bedroom with a modern en-suite shower room. Four further bedrooms provide excellent flexibility for family, guests or home working, all served by a contemporary family bathroom with a shower over the bath.

Externally, the property enjoys excellent kerb appeal with a lawned front garden, a driveway providing off-street parking and access to the integral garage. The enclosed rear garden is mainly laid to lawn with a spacious decked seating area, ideal for entertaining or enjoying the warmer months.

Situated within the popular Mill Meadows development, the property is conveniently located for Filey's schools, supermarkets, local amenities, transport links and the town's award-winning beach. This property is not to be missed and early viewing is highly recommended.









Mill Meadows Lane, Filey













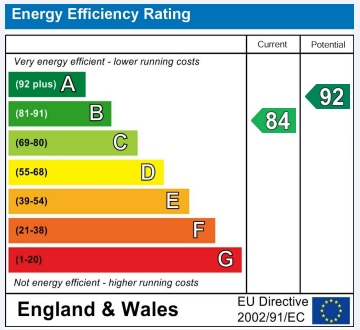
HMRC Disclaimer - Filey

Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Kotini and they charge a fee for this service.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact filey@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

The Property Ombudsman

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