

2 Mill End Close, Warboys, PE28 2FP

THOMAS MORRIS







Asking Price: £450,000
Freehold

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- Three Reception Rooms
- Kitchen Diner
- Utility Room & Wc
- Four Double Bedrooms
- Ensuite & Bathroom
- Double Garage
- No Chain
- Private Driveway
- Freehold
- Energy Rating: D/68

Tucked away along a private access road serving just three properties, this impressive, detached family home was individually designed and built to the current owner's specification, offering approximately 168 sq m (1,808 sq ft) of beautifully presented living accommodation.

The ground floor provides versatile and spacious living space, comprising three reception rooms, a stylish kitchen dining room, a practical utility room, and a convenient WC. Upstairs, the property boasts four generous double bedrooms, including a superb main bedroom with en-suite bathroom, complemented by a well-appointed family bathroom.
Externally, the property benefits from a spacious driveway providing ample off-road parking and leading to a detached double garage with power and lighting connected. Gated side access leads to the private, enclosed rear garden, landscaped with a patio seating area, lawn, and a selection of mature, established trees creating a peaceful and secluded setting.

Offered to the market with no forward chain, this is a fantastic opportunity to acquire a substantial family home in an exclusive and private position.
Council Tax Band F – Huntingdon District Council.

Accommodation

Entrance Hallway

Office *11'7" x 11' (3.53m x 3.35m).*

Living Room *11'9" x 21'8" (3.58m x 6.6m).*

Playroom/ Reception 3 *10'6" x 9'8" (3.2m x 2.95m).*

Kitchen Dining Room *11'8" x 14' (3.56m x 4.27m).*

Utility Room *7'8" x 6'10" (2.34m x 2.08m).*

Wc

Landing

Bedroom One *11' x 16'5" (3.35m x 5m).*

Ensuite Bathroom

Bedrooom Two *11'10" x 11'4" (3.6m x 3.45m).*

Bedroom Three *10'7" x 9'10" (3.23m x 3m).*

Bedroom Four *10'7" x 9'11" (3.23m x 3.02m).*

Family Bathroom

Double Garage *18'8" x 22'3" (5.7m x 6.78m).*







To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £80 incl. VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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