



## Windmill Drive, Filey

YO14 0FD



Guide Price £365,000

**HUNTERS**<sup>®</sup>  
EXCLUSIVE

# Windmill Drive, Filey

## DESCRIPTION

Hunters are pleased to bring to the market this stunning detached family home situated on the popular Mill Meadows development in Filey. This property is located near both primary and secondary schools as well as all the amenities Filey has to offer from shops, doctors, dentists and eateries to regular transport links and the award winning Filey beach. This property would suit a magnitude of buyers and is ready to move straight into!

Upon entering the property, you are greeted by a welcoming entrance hall that provides access to light and airy living room with bay window, modern kitchen/diner with gloss wall and base units, gas hob and oven, integrated dishwasher and fridge freezer along with ample space for a dining table and patio doors leading into the garden. This kitchen really is the heart of the home, bringing the family together for meal times. From the kitchen, you have access to a handy utility room with space for a washing machine and tumble dryer and a convenient downstairs WC.

As you ascend to the first floor, this fabulous home boasts five good sized bedrooms which can be used as just that, or as additional guest rooms, home offices and children's playrooms. The main bedroom offers an ensuite shower room with large shower unit, low level WC and hand wash basin, whilst the other four bedrooms have the use of the spacious family bathroom which benefits from a shower over bath, low level WC and hand wash basin. The entire home provides ample storage space, but this property also comes with a garage for additional storage and off road parking ensuring ease and convenience for residents and guests alike.

Externally, this property wows with the thoughtfully laid out rear garden with generously sized patio area, perfect for entertaining friends and family or relaxing in the sun. The remainder is mainly laid to lawn with gated side access.

This property is freehold & benefits from UPVC double glazing and gas central heating throughout.

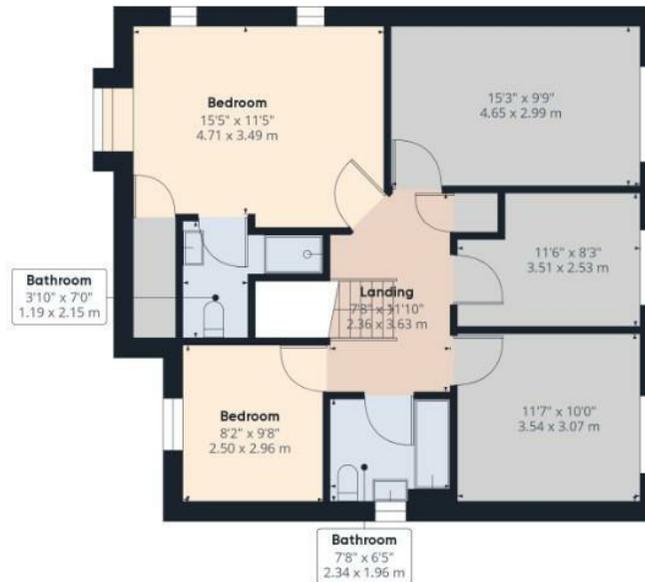
Call us now to view!







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1655.04 ft<sup>2</sup>  
153.76 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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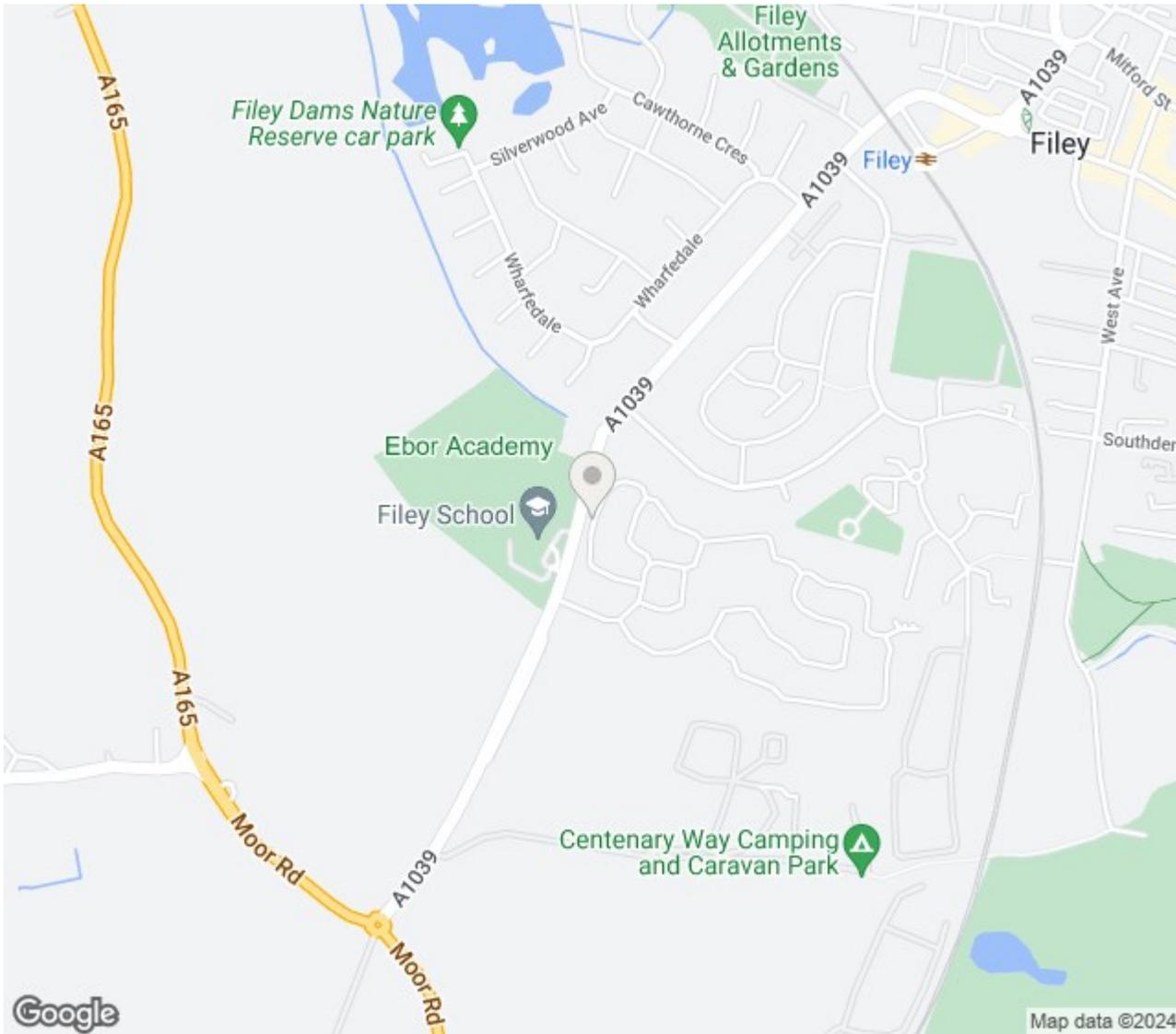


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## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### 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.

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