

# HUNTERS®

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## 7 Mill Meadows Lane

Filey, YO14 0FA

Offers Over £340,000



- Detached House
- Off-Street Parking
- Glorious Modernized Garden
- Ensuite
- EPC - B

- Four Spacious Bedrooms
- Seperate Garage
- Larger than average plot
- Downstairs WC

Tel: 01723 338958

# 7 Mill Meadows Lane

Filey, YO14 0FA

Offers Over £340,000



Hunters are pleased to bring to the market this stunning and spacious four bedroom detached house in the highly desired sea-side town of Filey. The property boasts beautiful countryside views, setting it aside from other properties alike. Offering a wide range of fantastic facilities whilst only being a short distance away from the local towns with their stunning beaches and country walks.

Upon entering the property to the ground floor you are welcomed into a spacious entrance hall leading to a ground floor WC, beautifully presented lounge and open plan kitchen/diner leading to a gloriously presented garden and secluded decking area with outdoor wood burner creating the perfect space to entertain. To the first floor there are four double bedrooms and a family bathroom, with the main bedroom offering an ensuite. Inclusive of mains wired smoke alarms on both floors and a fitted carbon monoxide monitor in proximity to the gas condensing boiler, this property offers everything you would imagine for that touch of luxury by the coast! Viewing really is a must to appreciate this wonderful home.

### Living Room

Light and spacious room with two radiators, power points and wood effect laminate flooring. a large double-glazed window giving views to the front aspect and double-glazed french doors with windows either side opening out to the glorious rear garden.

### Kitchen/Diner

Light and spacious area with radiators, wood effect laminate flooring and double glazed windows giving views to the front, side and rear aspect. The kitchen comprises of floor and wall storage with roll top work surfaces and tiled splashback, integrated double oven and gas hob with extractor hood, integrated sink with mixer tap, separate integrated fridge and freezer, integrated dishwasher, power points and integrated ceiling lights. The dining area, rolling comfortably forward from the kitchen, comprises of a spacious area with power points and ceiling lights.

### Utility

Floor and wall storage with roll top worksurface, along with spacious walk-in under stairs storage. Tiled splashback, radiator and integrated sink with mixer tap, integrated washing machine, fitted carbon monoxide monitor and condensing boiler. A UPVC door with double glazed window, leads out to the beautifully presented garden.

### Downstairs WC

Radiator, pillar sink, WC and wood effect laminate flooring.

### Landing

Giving access to all first floor rooms as well as a storage cupboard housing the hot water cylinder.

### Bedroom One

Light and spacious room comprising of built in wardrobes, power points and radiator, with double glazed windows giving stunning views over the rear aspect, leading through to an en-suite.

### Ensuite

Following on from Bedroom one comprising of tile effect lino flooring, radiator, WC, pillar sink with mixer tap, glass paneled shower cubicle and a double-glazed opaque window over-looking the rear aspect.

### Bedroom Two

Light and spacious room comprising of power points and radiator, with double glazed windows giving stunning views over the rear aspect.

### Bedroom Three

Currently used as an office, this light and spacious room comprises of radiator and power points with a double-glazed window over looking the glorious views of the front aspect and beyond.

### Bedroom Four

This light and spacious room comprises of radiator and power points with a double-glazed window over looking the glorious views of the front aspect and beyond.

### Bathroom

Well lit room revealing, tile effect lino flooring, radiator, WC, pillar sink with mixer tap, bath with overhead shower and a double-glazed opaque window over-looking the front aspect.

### Loft Space

Well-insulated empty loft space accessed from the landing via a hatch containing power points.

### Garage

Seperate from the house containing power points and internal lighting

### Garden

Containing external lighting, power points and an external cold water tap, this gloriously presented garden comprises of a large grass area, outlined by a patio area leading round to the garage. Stepping stones then lead on to a secluded decking area with outdoor wood burner creating the perfect space to entertain.

### Outside Space

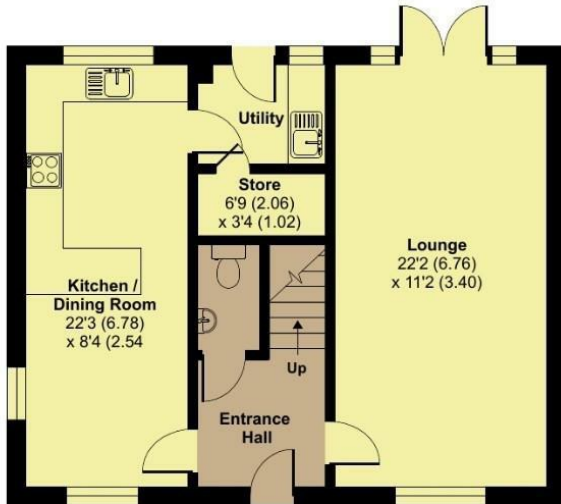
The front of this bigger than average plot boasts a hawthorn hedge, private driveway along the front of the house with own turning area, grass patches immediately in front of the house, and driveway leading up to the garage.

## Floorplan

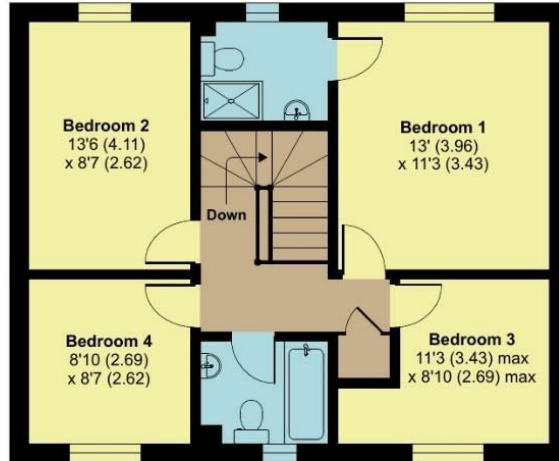
# Mill Meadows Lane, Filey, YO14

Approximate Area = 1466 sq ft / 136.1 sq m (includes garage)

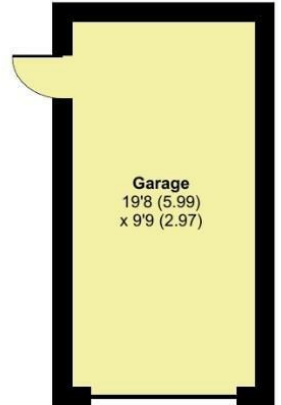
For identification only - Not to scale



**GROUND FLOOR**  
APPROX FLOOR  
AREA 59 SQ M  
(636 SQ FT)



**FIRST FLOOR**  
APPROX FLOOR  
AREA 59 SQ M  
(636 SQ FT)



**SECOND FLOOR**  
APPROX FLOOR  
AREA 18 SQ M  
(194 SQ FT)



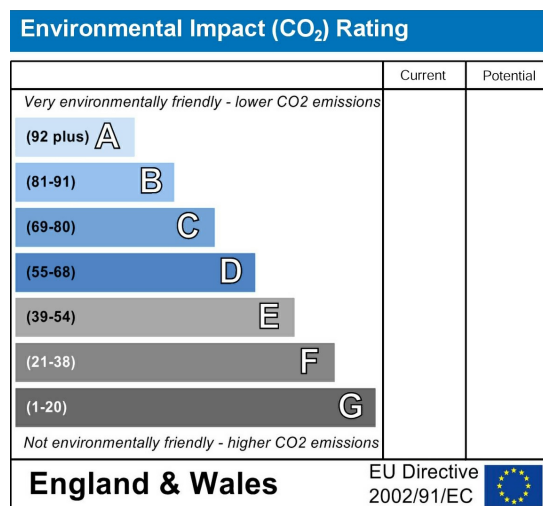
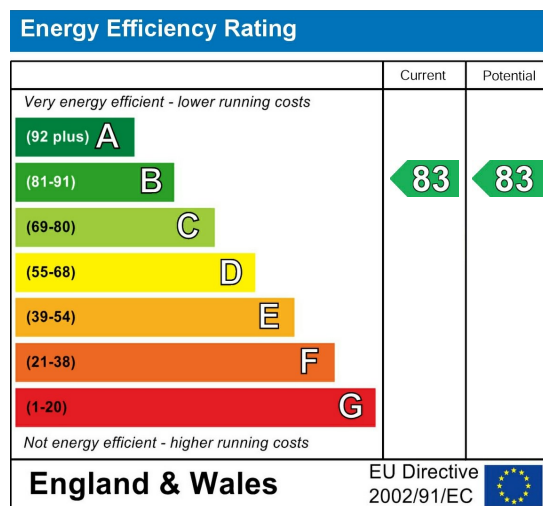
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hunters Property Group. REF: 880269







## Energy Efficiency Graph



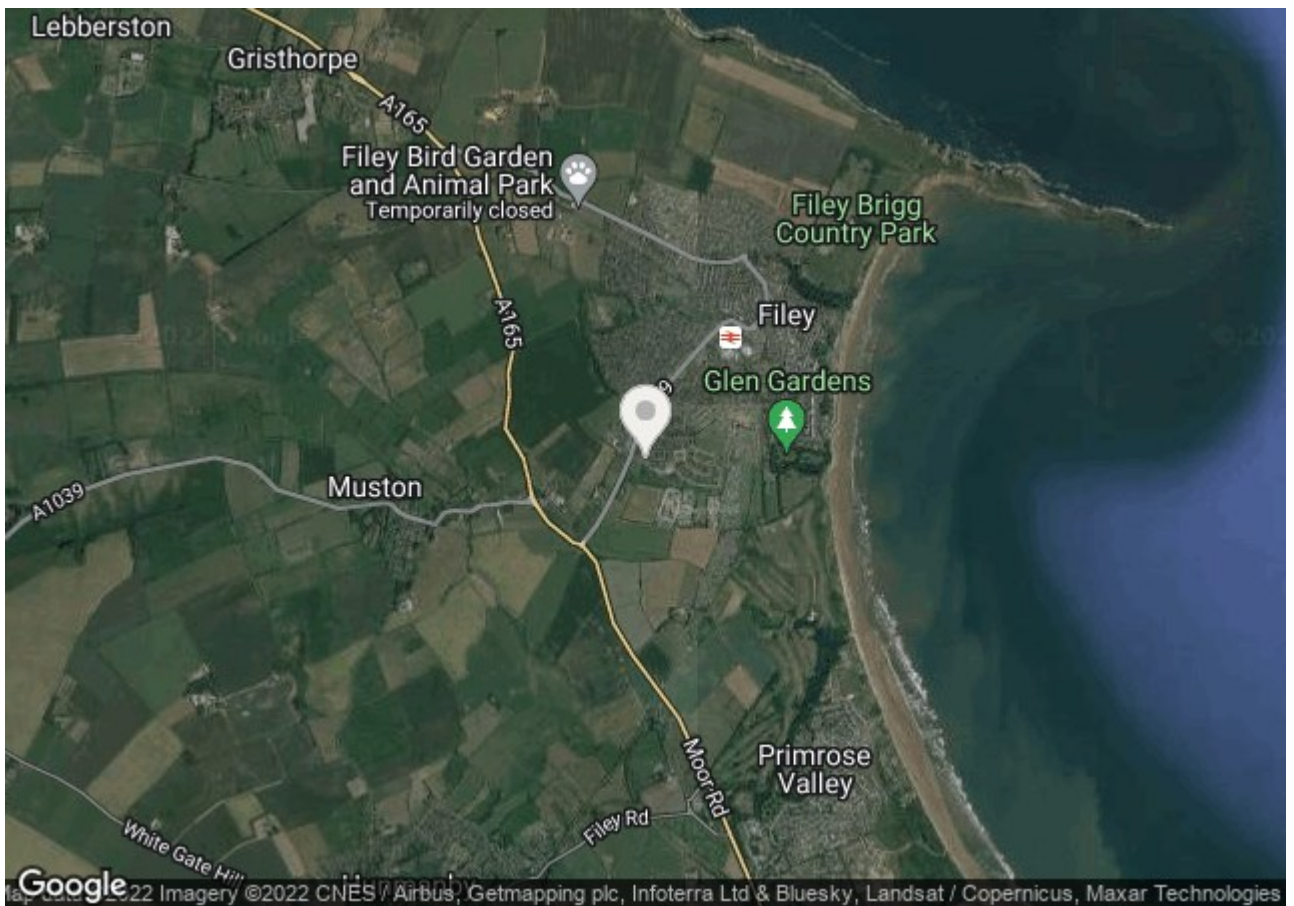
## Viewing

Please contact our Hunters Filey Office on 01723 338958 if you wish to arrange a viewing appointment for this property or require further information.

## Road Map



## Hybrid Map





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.

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