

Trusley Brook, Hilton, Derby. DE65 5LA

£385,000 Freehold

FOR SALE

DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -



DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer for sale this exceptional and spacious three story detached modern home, located within the highly regarded area of Hilton.

The property has been lovingly maintained and improved throughout and briefly comprises of; Entrance hall, WC, living room with feature fireplace, stunning modern kitchen with upmarket appliances and utility room. To the first floor; landing that leads to the master bedroom with ensuite, beautiful modern bathroom and bedroom four. To the second floor there are two further double bedrooms. Externally the property is positioned on a larger than average corner plot with enclosed garden and driveway and garage to the side elevation. We recommend the property would ideally suit families and an early internally inspection should be undertaken.

FEATURES

- Four Generous Bedrooms
- Master Bedroom with Ensuite
- Garage & Driveway Parking for Multiple Vehicles
- EV Charging Point
- Generous Corner Plot
- Detached House with Accommodation Over Three Floors
- Popular Residential Location
- Private Rear Garden
- Council Tax Band E



ROOM DESCRIPTIONS

Entrance Hall

Entered via composite door from the front elevation into the spacious entrance hallway with wood effect laminate floor covering, wall mounted radiator, carpeted staircase to first floor landing and internal doors accessing the WC, living room and kitchen /breakfast room.

Cloakroom/WC

With the continuation of the floor covering from the entrance hallway, wall mounted radiator, WC and pedestal wash handbasin with tiled splashback and extractor fan to ceiling.

Living Room

5.02m x 3.17m (16' 6" x 10' 5") With double glazed window to the front elevation, the continuation of the floor covering from the hallway, wall mounted radiator, decorative coving to ceiling and double glazed French doors with adjoining side panels to the rear elevation. The feature focal point of the room is a modern electric fire with attractive, surround, backdrop and raised hearth.

Kitchen/Breakfast Room

5.06m x 3.03m (16' 7" x 9' 11") This beautifully presented modern kitchen comprises of the range of wall and base mounted matching units with inset sink drainer with feature up and over water tap. Integrated appliances to include:- Neff double oven, Neff induction hob with modern extractor hood over and dishwasher. Space for American style fridge freezer, wall mounted modern radiator, spotlights to ceiling, wood effect laminate floor covering, double glazed window to the rear elevation, kickboard lighting and under cupboard lighting. Archway leading to:-

Utility Room

2.2m x 1.54m (7' 3" x 5' 1") With the continuation of the wall and base mounted units from the kitchen with inset sink drainer with tap and feature splashback. Wood floor covering, wall mounted radiator and door out to the rear elevation.

First floor

Landing

Accessed via the stairs from the main entrance hall with double glazed window to the rear elevation that overlooks the rear garden, wall mounted radiator, secondary staircase and internal doors accessing bedrooms and family bathroom.

Bedroom One

5.13m x 3.22m (16' 10" x 10' 7") This beautiful room comprises of dual aspect windows to the front and rear elevations, wall mounted radiators, TV point, attractive feature panelling wall, fitted double wardrobe and internal door leading to:-

Ensuite

2.16m x 1.68m (7' 1" x 5' 6") Beautifully designed ensuite wet room comprises of a WC, large wall mounted vanity unit with inset sink and shower enclosure, with centrally mounted drainage for wet room shower. Wall mounted stainless steel shower and attachment over, floor to ceiling complementary glass shower screen, extractor fan and spotlights to ceiling, double glazed obscured window and fully tiled walls and floors.

Bedroom Four

2.98m x 2.91m (9' 9" x 9' 7") With double glazed window to front elevation and wall mounted radiator.

Family Bathroom

2.24m x 2.04m (7' 4" x 6' 8") Comprising of a three-piece modern bathroom to include WC, large wall mounted vanity unit with inset sink and panel bath with main fed shower and attachment over with complementary glass shower screen. Spotlights and extractor ceiling, fully tiled walls and floor, wall mounted chrome heater towel rail and double glazed obscured window.

Second floor

Landing

Accessed via the first floor landing with wall mounted radiator and internal doors accessing bedrooms.

Bedroom Two

This beautiful room benefits from windows to the front and side elevation with additional Velux skylight to the rear elevation. Wall mounted radiators, fitted double wardrobe and space for additional bedroom furniture.

Bedroom Three

5.08m x 3.27m (16' 8" x 10' 9") With double glazed windows to the front and side elevations, additional Velux skylight to the rear elevation, fitted single wardrobe and wall mounted radiators

External

Outside

The rear of the property offers a more than generous corner plot with a private rear garden featuring a patio area and lawned garden, with enclosed boundaries surrounding and access to the garage. The garage has up and over door, lighting and power, with driveway parking in front of it. To front elevation there is also a driveway for two cars and EV charging point.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



