

# Washford Road

Hilton, Derby, DE65 5HN

John   
German





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£365,000

**This stylish family home has been refitted and improved over recent years with a stunning modern breakfast kitchen with high gloss units and Corian worksurfaces as well as a full range of appliances. To the rear a generous conservatory has been added.**



Entrance to the property is via a spacious reception hall with an arched display alcove, laminate flooring and a dog leg staircase rising to the first floor. A courtesy door leads to the garage and replacement doors lead off to the main living accommodation and the refitted guest's cloakroom fitted with a low flush WC, vanity wash basin with tiled splashback and storage beneath, chrome heated towel rail and tiled floor plus a uPVC double glazed side window.

The lounge overlooks the front elevation via a uPVC double glazed picture window, and is open plan to the dining room with laminate flooring and a wall mounted air conditioning and heat source unit through both rooms and ceiling spot lighting. The dining room also has uPVC double glazed patio doors into the conservatory and an internal door straight through to the kitchen.

The hexagonal conservatory is a lovely room with views overlooking the rear garden and French doors opening out onto the rear patio, underfloor heating and a ceiling light.

The kitchen has been full refitted to a very high standard with a comprehensive range of grey high gloss base units with integrated dishwasher and washing machine and kick board lighting, finished with a waterfall Corian worktop with a moulded sink and boiling and cold filter water tap plus an integrated induction hob with extractor fan over. The worktop extends to form a breakfast bar with additional storage under. There are matching full height wall units and a run of larder units incorporating a large integrated fridge and matching freezer, built-in eye level oven and a combination microwave and oven. There is a designer vertical radiator, ceramic tiled floor, ceiling spotlighting, a large understairs storage cupboard, uPVC double glazed window overlooks the rear elevation and a double glazed door opens to the side.

On the first floor all the bedrooms are arranged around a central landing with built-in airing cupboard and access to the roof space. The master bedroom has a uPVC double glazed window overlooking the front elevation and is fitted with two double wardrobes and a wall mounted air conditioning and heat source unit. It has the benefit of its own ensuite fitted with a modern three piece suite comprising low flush WC, pedestal hand wash basin and shower enclosure, extensive ceramic tiling and ceramic tiled floor, chrome heated towel rail and a uPVC double glazed window to the front.

Bedroom two is fitted with a triple wardrobe, recessed accent lighting and a uPVC double glazed window to the front. Bedroom three also has a triple wardrobe and a uPVC double glazed window overlooking the rear garden. Bedroom four also overlooks the rear and is currently used as a second sitting room.

Finally completing the internal accommodation is a very smart family bathroom refitted with a full three piece suite comprising low flush WC, pedestal hand wash basin and a "P" shaped panelled Jacuzzi bath with shower over and glass screen. There is extensive tiling, ceramic tiled floor, chrome heated towel rail and uPVC double glazed window to the side.

Outside the property is located off a private driveway shared with next door which has been recently repaved. The property has parking for at least four to five cars and a single integral garage with up and over door, power and lighting connected as well as an electric car charging point (additional super fast Tesla charging point by separate negotiation).

Gated access to the side of the property with a spacious paved area at the side providing plenty of room for bins and bikes. On the opposite side of the property is a timber garden shed and a very useful covered storage area.

The rear garden is fully enclosed and secure being mainly laid to lawn with herbaceous borders, a paved patio area and a raised timber deck.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

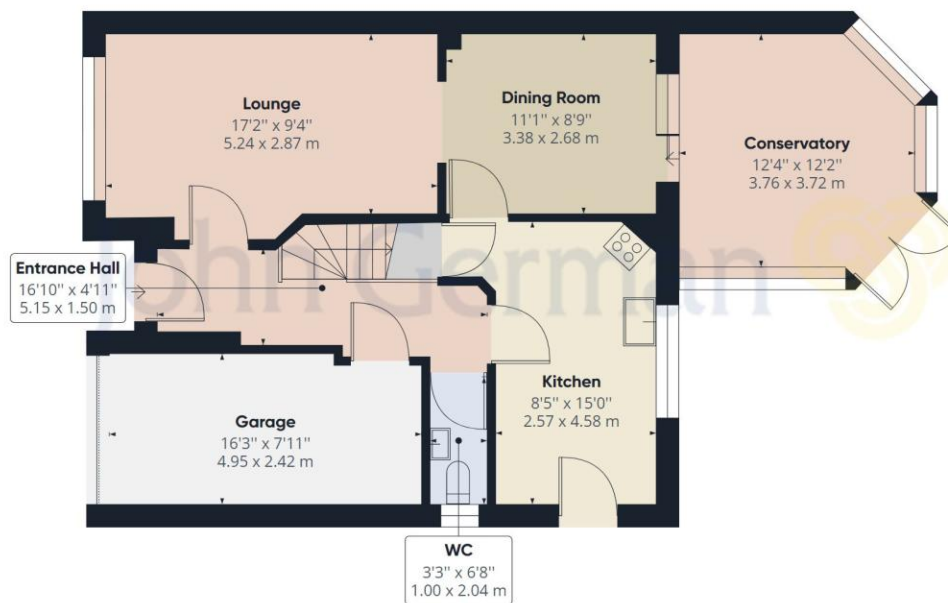
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency) [www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)

**Our Ref:** JGA/05012023

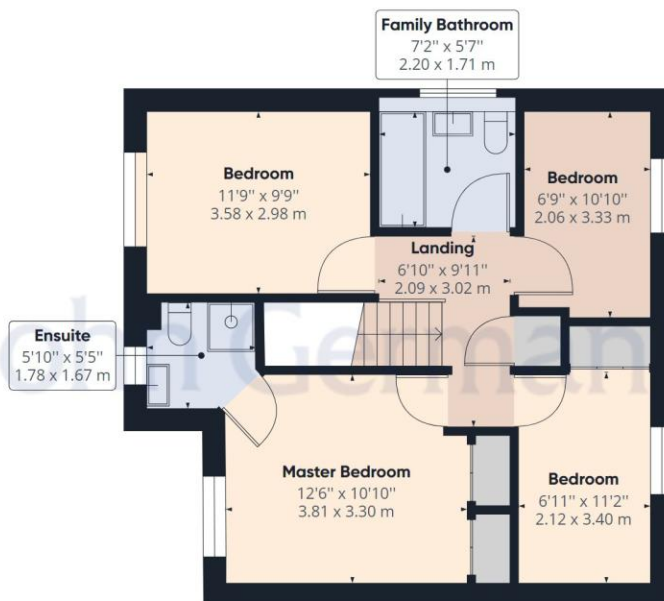
**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band D







**Ground Floor**



**Floor 1**

**Approximate total area<sup>(1)</sup>**

1359.72 ft<sup>2</sup>

126.32 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.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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