

# Blackbrook Road

Hilton, Derby, DE65 5QP

John  
German





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£225,000

**A stylish contemporary three storey home enjoying a highly popular and convenient location served by excellent local amenities and links to the A38/A50.**

A contemporary composite entrance door with inlet double glazed units leads you directly into the spacious living room which has a useful under stairs cupboard. From here a door leads to an inner hallway having stairs off and a fitted cloakroom/WC.

To the rear is the breakfast kitchen equipped with a range of base and wall units surmounted by roll edge work surfaces having inset stainless steel one and a half bowl sink with mixer tap, inset stainless steel gas hob with splash back and extractor hood over and built in electric fan oven. There is further appliance space with plumbing for an automatic washing machine and space for an upright fridge freezer. A cupboard houses the wall mounted combination gas boiler. A window and French doors overlook and give access to the rear garden.

On the first floor there are two good sized bedrooms both served by a contemporary bathroom having bath in tiled surrounds, low level WC and pedestal wash hand basin.

The second floor landing has a storage cupboard and gives access to the excellent master bedroom overlooking the front that comes with an en suite comprising tiled shower in glazed enclosure, low level WC and pedestal hand basin complemented by tiled surrounds and velux rear facing window.

The property is situated at the head of a private drive and has double car parking space immediately to the front. Side gated access leads to the enclosed rear garden with a decking patio and lawn.

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

**Note:** There is an estate charge fee, the current year was £165.

**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.

Broadband services are available.

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

**Our Ref:** JGA/01062023

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









## Agents' Notes

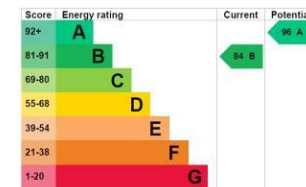
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.

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