

Cherry Tree Close

Hilton, Derby, DE65 5FD

John 
German





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£400,000

A beautifully presented modern three bedroom detached bungalow, situated on an enviable corner plot with a south facing garden in a quiet cul-de-sac location.



A modern and stylish three-bedroom detached bungalow, tucked away on an enviable corner plot in a quiet cul-de-sac. This beautifully presented and well-maintained home offers a convenient living space for the discerning purchaser. Sold with the benefit of no upward chain, gas fired central heating and UPVC double glazing. Internally briefly comprises of entrance hallway, spacious kitchen diner, sitting room, garden room, three bedrooms and modern shower room. Outside, the property has an immaculately presented front, south facing rear and side lawn gardens, with a block paved driveway providing ample off-street parking and a single detached garage.

A composite door opens into the reception hallway which has engineered oak flooring, electric circuit board, loft access hatch and doors off to the dining kitchen, bedrooms and shower room.

Moving into the dining kitchen, there are a range of base and eye level units and quartz preparation surfaces with inset sink and adjacent drainer with chrome mixer tap over with up stand surround. There is a Stoves electric range cooker with five ring electric hob with matching extractor fan canopy over and a range of integrated appliances including a CDA microwave and fridge freezer. UPVC double glazed windows frame views to the front and side and wooden French doors open to the sitting room.

The sitting room has a feature brick fireplace with stone hearth with inset electric fire and leads to the garden room, which has UPVC double glazed windows to the side and rear, UPVC bi-folding doors and roof windows to side.

The shower room is fully tiled with a wall hung wash hand basin with chrome mixer tap over and vanity base draw beneath, low-level WC, shower enclosure with chrome mains shower over, heated towel rail, electric extractor fan and underfloor heating (electric).

The principal bedroom has a UPVC double glazed windows to the front.

The second bedroom has useful built-in wardrobes and a UPVC double glazed window to the rear.

Bedroom three has UPVC double glazed French doors providing access to the rear garden.

Undoubtedly one of the main selling features of this property is its enviable corner plot, benefiting from a beautifully presented front garden laid lawn with planting and herbaceous borders. The adjacent block paved driveway provides ample off-street parking which leads to the single detached garage having the benefit of power and lighting with a roll top door. To the side of the property is a further lawned area with patio seating and a flowering plum tree. The rear garden is private and south facing with a block paved patio seating area, laid lawn with mature planting and herbaceous borders with a selection of fruit trees consisting of pear and apple. There is also an outside tap and power supply.

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

Our Ref: JGA/040823

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







Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1323.94 ft²

123.00 m²

(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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	68 D
39-54	E		
21-38	F		
1-20	G		



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