

Carsington Road

Hilton, Derby, DE65 5PA



A modern, recently built semi-detached property having a master bedroom with en suite, two further bedrooms, lounge/diner, guest cloakroom, contemporary kitchen, off-street parking and a larger than average garden. Ideal for a first time buyer or buy to let investor.

£240,000

John German

This contemporary, recently constructed three-bedroom semi-detached residence is perfect for first-time buyers and astute investors. It is beautifully presented and well maintained with a larger than average rear garden, uPVC double glazing and gas central heating. With convenient off-street parking, it's ideal for those seeking both functionality and accessibility.

A composite door opens into the entrance hallway which has a staircase to the first-floor. The guest bedroom is fitted with a pedestal wash hand basin with chrome mixer tap over with tile splashback, low-level WC, electric extractor fan and window to front.

Also off the hall is the good sized lounge/diner with a useful under stairs storage cupboard and doors to the rear patio. An opening leads to the contemporary fitted kitchen with a stylish range of base, drawer and wall units with under unit lighting and contrasting work surfaces with an inset one and a half stainless steel sink and adjacent drainer set below a front facing window. Integrated appliances include a dishwasher, fridge freezer, double AEG electric fan assisted oven and grill, four ring AEG gas hob with matching extractor fan canopy. The kitchen also houses the Ideal combination boiler, concealed in one of the wall units.

On the first floor landing there is loft hatch access and doors to the bedrooms and bathroom. The front facing master bedroom has useful built-in mirrored wardrobes with sliding doors, a useful over stairs storage cupboard and its own ensuite fitted with a white three piece suite, ladder style heated towel rail, electric extractor fan, shaver point and modern grey tiling.

There are two further bedrooms overlooking the rear garden, one of which has a useful wardrobe/storage cupboard. Completing the first floor is the family bathroom having contemporary tiling and a white three piece suite.

Outside to the rear of the property is a larger than average garden having a paved patio, adjacent lawn plus an additional slightly raised Indian stone seating area. The garden is enclosed by timber fencing and also has a useful timber shed.

To the side of the property is a tarmac driveway providing off street tandem parking for two vehicles.

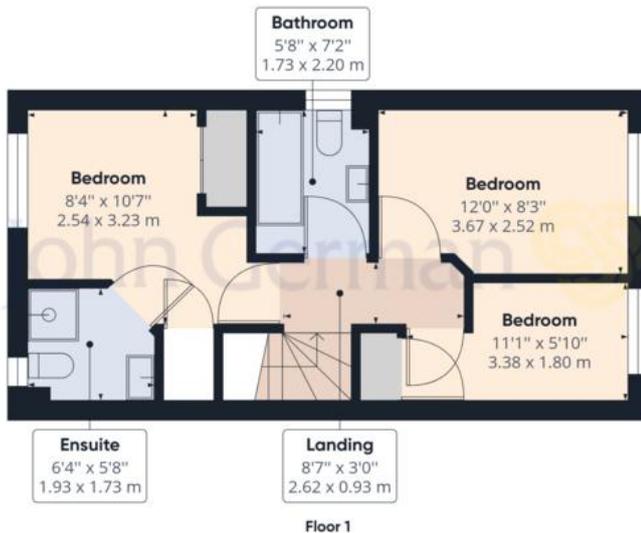
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.southderbyshire.gov.uk
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/22092023

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



John German

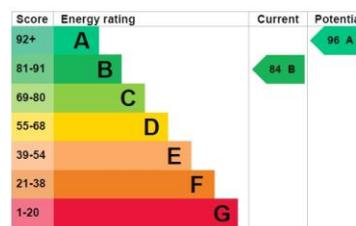
Approximate total area⁽¹⁾
 788.04 ft²
 73.21 m²

(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.

GIRAFFE360





John German
 Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE1 3HB
 01332 943818
 derby@johngerman.co.uk

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.

Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | Derby | East Leake | Lichfield
 Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent