



A superb end townhouse offering a fantastic family home in a popular residential location with highlights including driveway and garage, fitted kitchen, spacious living/dining room and superb master bedroom with refitted en suite shower room.

£225,000



Situated in the popular location of Hilton ideal for those working in Derby, is this impressive end townhouse offering a perfect family home ready to move into.

On the ground floor, the front entrance door opens into the entrance hallway with staircase off to first floor and doors leading off.

There is a fitted kitchen equipped with a range of base and eye level units with work surfaces over, integrated oven and hob, space for further appliances and window framing views to front.

Across the hallway is the guest WC with close coupled WC and wash hand basin, and a useful storage cupboard.

A door leads through to a lovely rear facing living/dining room with French doors opening out to rear.

On the first floor, the landing has doors leading off to two of the three bedrooms and the family bathroom. Both of the bedrooms are generously proportioned, and the bathroom is fitted with a modern suite comprising panelled bath, pedestal wash hand basin and WC.

To the second floor which is the highlight of the house, the stunning and spacious master bedroom has the benefit of a dressing area having fitted wardrobes, window to front, skylight to rear and a luxurious refitted en suite shower room with shower cubicle, wash basin, WC, part panelled walls and skylight.

Outside to the rear is a lawned garden with side entrance via gate. The property has the benefit of an ample driveway with garage having up and over front entrance door.

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

Property construction: Brick

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: FTTC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

Useful Websites: www.gov.uk/government/organisations/environment-agency

www.southderbyshire.gov.uk

Our Ref: JGA/02042024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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