



John German

A lovely link detached home, perfect for a family, beautifully presented throughout and ready to move into with new flooring and also being recently redecorated. Highlights include two reception rooms, smart refitted kitchen with new appliances, three bedrooms, family bathroom, driveway, garage and established gardens.

£240,000



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Situated in Hilton and occupying a lovely position is this link detached house offering an ideal family home, also being perfect for those seeking a property that is comfortable enough to downsize to, available with the advantage of no upward chain.

Beautifully presented throughout and recently redecorated with new flooring throughout, this property is certainly well worth a viewing.

Offering well arranged accommodation beginning with a welcoming entrance hallway with staircase off to the first floor and doors leading off. There is a guest WC with close coupled WC and wash hand basin.

There are two reception rooms, the first of which is a light and spacious lounge with window framing views to front and an archway leading through to the dining room with French doors opening out decking and established gardens.

Off the dining room is a smart refitted kitchen equipped with a range of base and eye level units with worksurfaces over, together with new integrated appliances including oven, hob and dishwasher, space for further appliances, wall mounted gas central heating boiler and door opening out to the rear gardens.

To the first floor the landing with window to side has doors leading off to three bedrooms, which all share a smart modern family bathroom with panelled bath with shower over and shower screen, pedestal wash hand basin and WC.

Outside, the property has the benefit of a single garage with an up and over front entrance door, together with rear door, with driveway to the front offering ample off road parking. The house is set in a good position with a lovely aspect to the front, with a shared driveway across the front for neighbouring properties.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** TBC

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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA09122024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>  
661.23 ft<sup>2</sup>  
61.43 m<sup>2</sup>

Balconies and terraces  
16.9 ft<sup>2</sup>  
1.57 m<sup>2</sup>

Reduced headroom  
9.39 ft<sup>2</sup>  
0.87 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

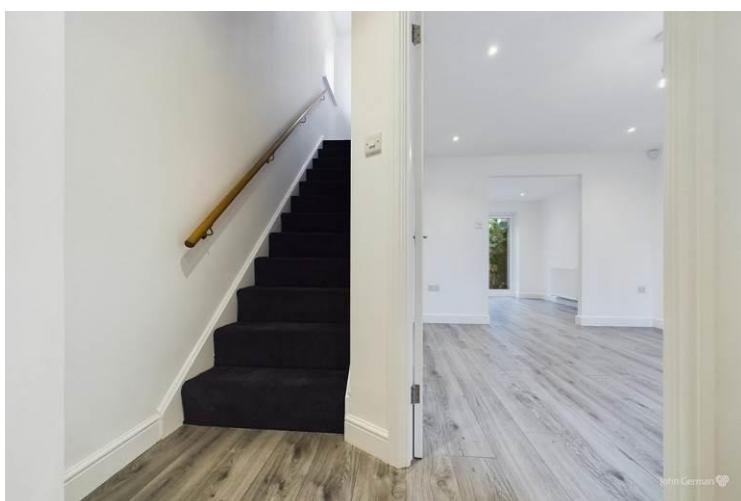
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3 standard.

GIRAFFE360



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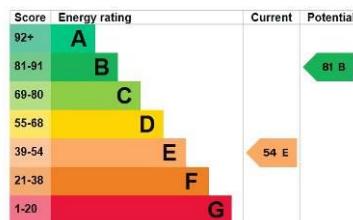
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RICS



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#### Agents' Notes

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#### 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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