

Brookvale Close

Hilton, Derby, DE65 5PE

John 
German





Brookvale Close

Hilton, Derby, DE65 5PE

£350,000

Stylish contemporary detached home with delightful south east facing landscaped rear garden. Constructed in 2020 by St Modwen Homes to a quality specification.

Located within the ever popular village of Hilton, offering excellent access to Derby, Burton on Trent and the major road networks.

Hilton is a popular village location offering a great range of services including medical centre, post office, two supermarkets, hairdressers, nursery, regular bus services, reputable primary school and a selection of village inns. It is also a popular location for commuters with its location being within easy reach of the A50, A38, M1 and M6 motorways and being well positioned for access to the regional centres including Derby, Nottingham and Burton-on-Trent.

The sellers have owned the property from new and selected a range of extras at the time including spending £4000 on upgraded flooring and over a £1000 on blinds for the property which will be included in the sale.

Access to the property is via an entrance hallway with wood effect hardwearing flooring which extends throughout the entire ground floor of the property. Stairs lead off to the first floor with a very useful built-in understairs storage cupboard.

Located off the entrance hall is a ground floor guest WC fitted with a low flush WC and wash basin, and a separate utility with storage cupboards with roll edge worktop, plumbing for washing machine, concealed boiler and hanging space for coats.

The stunning open plan living space is flooded with natural light from double aspect windows and French doors that open out onto the rear garden. There are spacious living and dining areas. The kitchen is fitted with a comprehensive range of base and eye level units which were an additional upgrade from the standard builder package including higher quality units and worktops as well as a six ring gas hob. There is an inset one and a half bowl sink unit with mixer tap, built-in eye level double oven, integrated dishwasher, fridge and freezer.

On the first floor the master bedroom has an en suite shower room with low flush WC, fully tiled shower enclosure and pedestal wash basin, heated towel radiator, shaver point and window to the side.

Bedroom two has a large contemporary window overlooking the front elevation and built-in wardrobes. Bedrooms three and four are well proportioned single bedrooms, one of which is currently used as a home office.

The family bathroom is fitted with a panelled bath with a shower over and glass screen, low flush WC and pedestal wash basin.

Outside the property is located overlooking a lovely children's playground off a private driveway shared with two other properties. To the front is a landscaped front garden with a low topiary hedging with a driveway to the side providing off road parking and access to a brick built single garage. The rear garden has been landscaped with a timber deck and ornamental borders. (Please note that the sellers will be removing the raised planters on completion).

Notes: There are annual maintenance charges applicable for the development. There are covenants and restrictions noted on the land registry document, a copy is available to view upon request.

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: Brick **Parking:** Drive **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Mains gas

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

Broadband type: Fibre

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

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

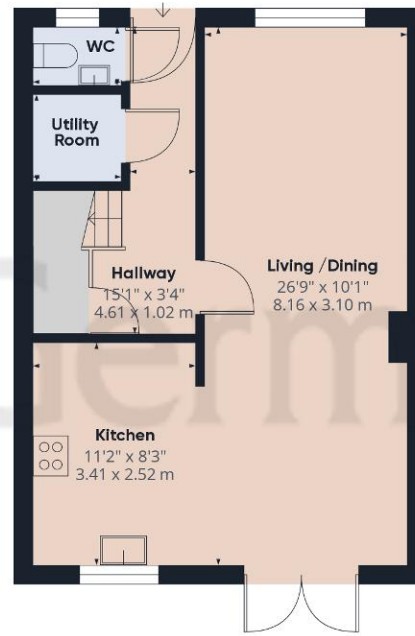
Local Authority/Tax Band: South Derbyshire District Council / Tax Band D

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

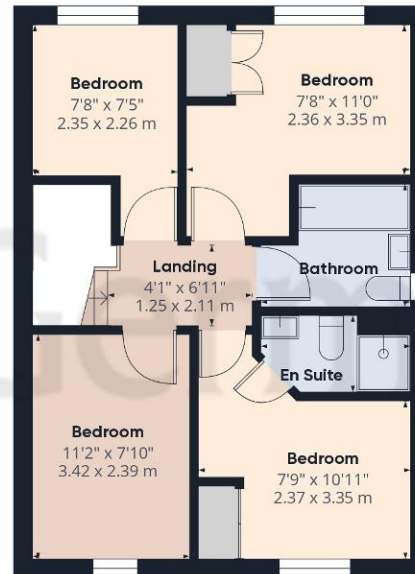
Our Ref: JG/08012025







Ground Floor



Floor 1

Approximate total area⁽¹⁾

940.33 ft²

87.36 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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.

Agents' Notes

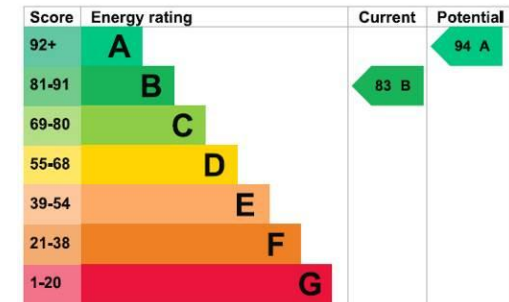
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property.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



John German

Suite 3, The Mill, Lodge Lane, Derby, Derbyshire, DE13HB

01332 943818

derby@johngerman.co.uk

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



