

Mill Lane

Hilton, Derby, DE65 5GP

John German



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£389,950

This recently built bungalow offers a stunning and stylish home ready to move into. Set on a secluded plot with a long drive, large garage with WC, two light filled spacious double bedrooms, beautiful bathroom, rear facing dual aspect lounge and a superb kitchen/diner opening out to the garden.

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This fantastic bungalow offers a stylish contemporary home ready to move into, with an 'Valliant' Air Source Heat Pump and underfloor heating adding a cosy feel.

Set well back from the lane with a long drive and generous parking area. The property also has a large detached garage/workshop with WC and wash basin, up and over door, plus pedestrian door, perfect for car and motorbike enthusiasts, ideal hobby/workspace or just extra storage.

The reception hall is a welcoming space with wood effect flooring through, skylight, and a very useful cloaks/utility. The lounge enjoys a dual aspect with windows to side and garden views to rear.

Across the hall, the highlight of the bungalow is a spacious well appointed kitchen/diner with French doors out to the rear garden. Fitted with base and wall units with an integrated oven, hob, fridge/freezer and dishwasher, and plenty of space for a dining table.

Both bedrooms are generous doubles; light filled with bay windows framing views to front. There is a lovely bathroom featuring a roll top bath, separate shower, high level WC and wash basin with mirror over.

The garden features a shaped lawn and a paved terrace ideal for patio furniture.

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: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Air source heat pump & underfloor heating

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

Broadband type: 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 TBC

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

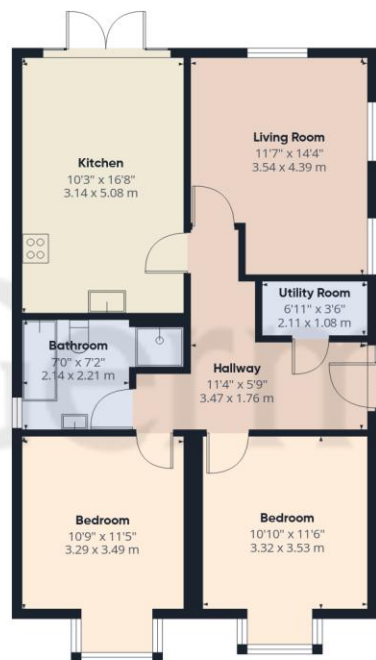
Our Ref: JGA/10122025

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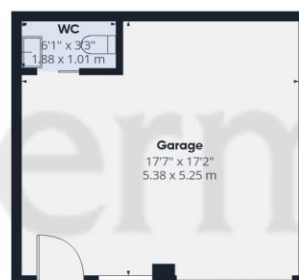


Ground Floor Building 1

Approximate total area⁽¹⁾

1111 ft²

103.2 m²



Ground Floor Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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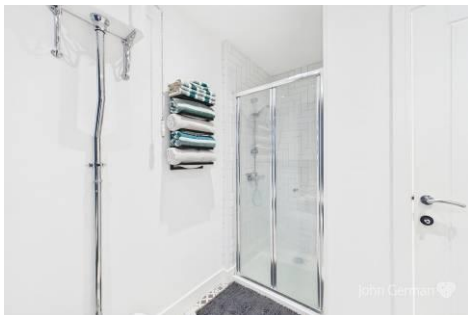
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