

Hilton Close, Mickleover, Derby

Price £265,000



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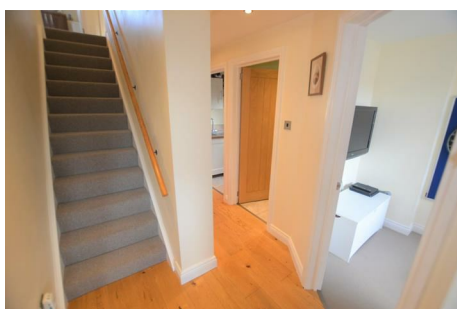


Arguably the best example of its type. A superbly extended and comprehensively improved semi detached family home occupy a cul de sac non estate position and situated close to Mickleover Village with its array of shops, schools and amenities. A full inspection will reveal a light and spacious high specification property which must be viewed to appreciate the location, size of accommodation and wealth of quality appointments on offer. Gas centrally heated and UPVC double glazed throughout, this tastefully decorated property briefly comprises; reception hall, guest's cloakroom / wc, sitting room, study / family room, superbly equipped dining kitchen with feature gas range, granite working surface and integrated appliances, utility room. On the first floor a landing leads to four bedrooms (master bedroom with shower room en-suite) and family bathroom. Outside is a sweeping driveway offering four / five car parking and established gardens to front and rear.

Reception Hall



Having UPVC opaque double glazed entrance door with matching side lights, natural oak floor, ceiling LED down lighters and staircase to first floor.



Guest Cloak Room/WC



Having modern white two piece suite comprising; low centre flush wc and wall mounted floating wash hand basin with complimentary ceramic tiled splash backs, contrasting ceramic tiled floor, radiator, ceiling LED down lighters, wall mounted extractor fan and UPVC opaque double glazed window to side aspect.

Sitting Room 16'1 x 13'2 (4.90m x 4.01m)

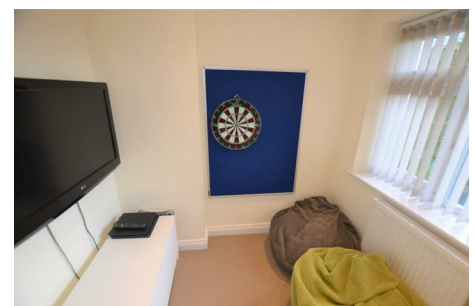


The focal point of the room being the feature wooden fire surround with marble hearth and matching back plate,

recessed coal effect living flame fire, television and media connection points, radiator and UPVC double glazed bow window to front aspect.



Family Room/Study 7'9 x 6'10 maximum (2.36m x 2.08m maximum)



Having television connection point, radiator, ceiling LED down lighters and UPVC double glazed window to front aspect.

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Dining Kitchen 25'3 x 9'4 (7.70m x 2.84m)



Having a full range of custom fitted cream shaker style soft close wall, base and drawer units with pewter effect handles, feature granite working surfaces with matching splash backs, integrated fridge and dish washer, inset granite composite sink top with vegetable preparation bowl, side drainer and hot and cold monobloc tap, the focal point of the kitchen being the Belling seven burner free standing gas range with twin electric fan assisted ovens, grill and pan warmer, matching canopy extractor hood with down lighters, under cupboard pelmet down lighting, natural oak wooden floor, contemporary and period style radiators, ceiling LED down lighters, deep understairs storage cupboard, two UPVC double glazed windows to rear aspect and double glazed sliding patio door to rear garden.



Utility Room 5'3 x 4'8 (1.60m x 1.42m)



Having cream shaker style wall and base cupboards with laminated rolled edge working surface, inset stainless steel sink top with side drainer, hot and cold mixer tap, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, space and plumbing for automatic washing machine, ceiling LED down lighters and UPVC opaque double glazed window to side aspect.

First Floor Landing

With access to roof space (having pull down loft ladder, the loft being partially boarded and supplied with light).

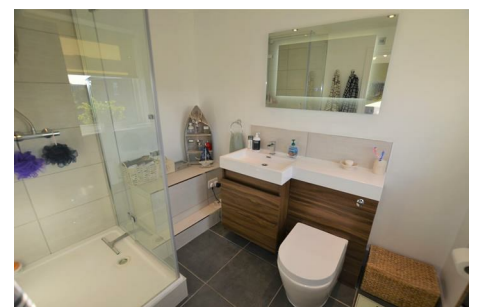
Master Bedroom 10' x 12' plus deep wardrobe recess (3.05m x 3.66m plus deep wardrobe recess)



Having a range of built in wardrobes, airing cupboard, radiator, television connection point, coving to ceiling and UPVC double glazed window to front aspect. A door leads to the:-



Shower Room/En Suite



Having modern contemporary white three piece suite comprising; concealed flush wc and enamel wash hand basin recessed into a wood grain effect vanity unit, walk in shower cubicle with chrome mains fed shower, glass shower cabinet and door, complimentary ceramic part tiled walls with contrasting ceramic

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tiled floor (having underfloor heating), fitted mirror with LED back lights, chrome heated towel rail, wall mounted extractor fan, ceiling halogen down lighters and UPVC double glazed window to front aspect.

Bedroom Two 9'11 x 9'6 (3.02m x 2.90m)



Having television connection point, radiator, ceiling LED down lighters, coving to ceiling and UPVC double glazed window to rear aspect.

Bedroom Three 9'2 x 7'10 (2.79m x 2.39m)



Having television connection point, radiator, LED down lighters and UPVC double glazed window to front aspect.

Bedroom Four 7'10 x 9'7 reducing to 4'11 (2.39m x 2.92m reducing to 1.50m)



'L' shaped and having radiator, ceiling LED down lighters, access to second pitched roof space (incorporating the wall mounted combination gas boiler providing instant domestic hot water and gas central heating) and UPVC double glazed window to rear aspect.

Family Bathroom



Having modern white three piece suite comprising; low centre flush wc, feature oval wash hand basin nestling on a wood grain shaker style vanity unit, deep panelled bath with Mira electric shower over, complimentary ceramic part tiled walls with contrasting ceramic tiled floor, chrome heated towel rail, ceiling LED down lighters, wall mounted extractor fan and UPVC opaque double glazed window to rear aspect.

Outside

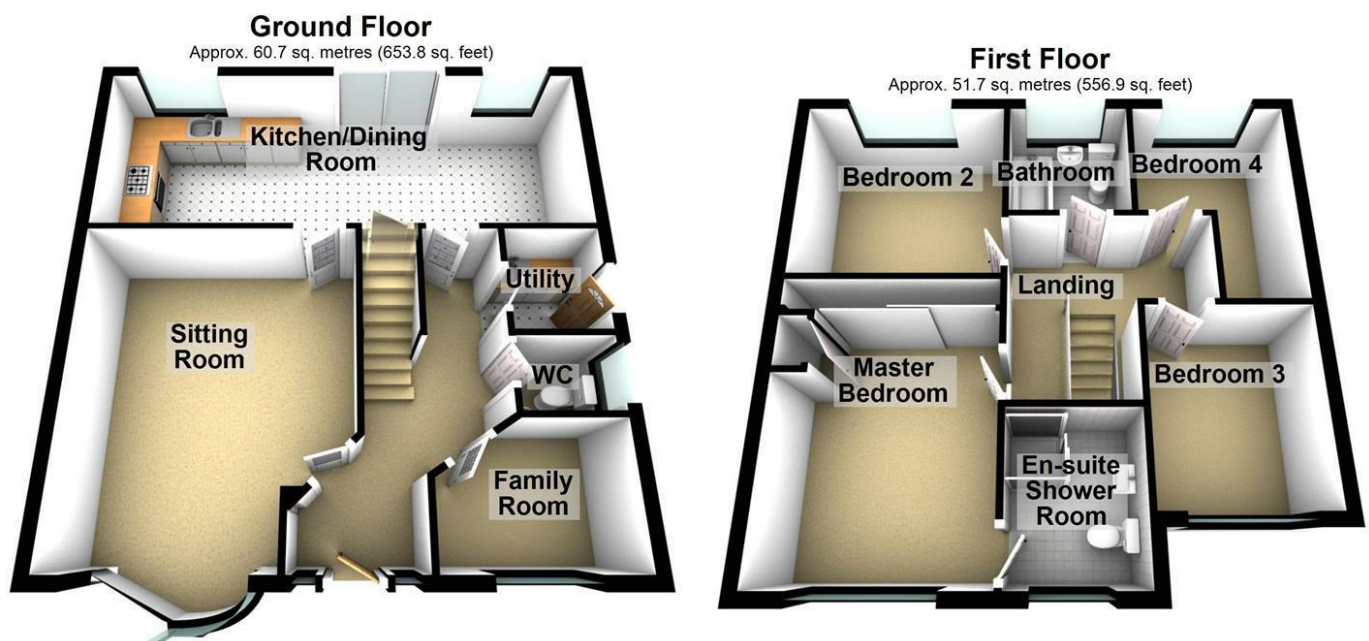


The property occupies a delightful mature non estate cul-de-sac position, in this highly sought after locality. To the front is an open plan lawned fore garden with deep filled mature shrubbed borders, outside electric point and a sweeping tarmac driveway with block paved hedging gives cars standing space for approximately four/five car parking. A wooden access gate and pathway leads to the private mature landscaped rear garden, enclosed by close panel fencing, laid to a shaped lawn with timber decked patio area (having halogen uplighting), raised planters, shrubbed borders, pathway, outside cold water tap, garden and security lighting.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(112 plus) A			(92 plus) A		
(81-111) B			(61-91) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(21-34) E		
(21-38) F			(11-20) F		
(1-20) G					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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Total area: approx. 112.5 sq. metres (1210.7 sq. feet)

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