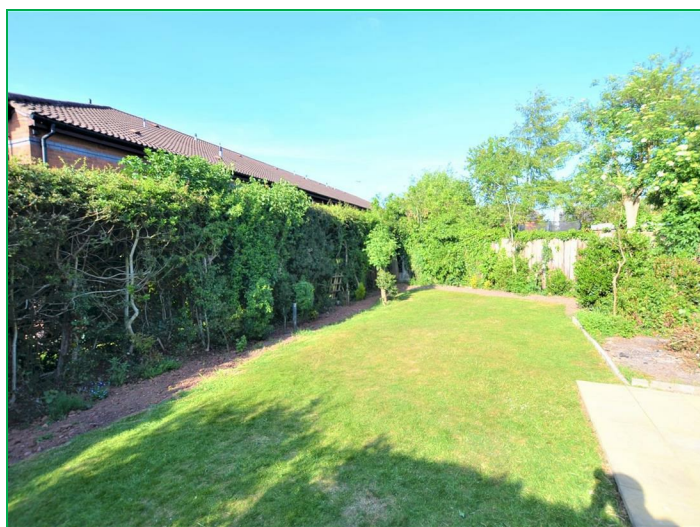


# Hilton Close, Mickleover, Derby

Price £215,000



# 52 Hilton Close, Mickleover, Derby, Derbyshire, DE3 0EH

## Price £215,000



Occupying a delightful sizeable mature private plot in this highly regarded cul de sac location close to Mickleover village, is this comprehensively improved modern semi detached family home offering a wealth of quality high specification appointments. Gas centrally heated and UPVC double glazed throughout with newly fitted carpets, this tastefully decorated house briefly comprises; reception hall, sitting room, dining room, well equipped refitted kitchen. On the first floor a landing leads to three bedrooms and bathroom with modern white suite. Outside are mature gardens, two car parking and larger than average detached brick garage. OFFERED FOR SALE WITH IMMEDIATE POSSESSION AND NO UPWARD CHAIN.

### Reception Hall

Having UVC opaque double glazed entrance door with matching side light, part laminated wood effect floor, radiator, dado rail and staircase to first floor.

### Sitting Room 16'3" x 13'2" maximum (4.97 x 4.02 maximum)



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, two wall light points, picture rail, coving and ceiling rose, radiator and UPVC double glazed window to front aspect. Twin butler doors lead to the:-



### Dining Room 9'5" x 9'0" (2.88 x 2.76)



Having deep understairs storage cupboard, radiator, picture rail, coving to ceiling, ceiling rose and UPVC double glazed french doors to rear garden.

### Recently Fitted Kitchen 16'3" x 7'11" maximum (4.95m x 2.41m maximum)



Having a range of natural oak shaker style soft close fitted wall, base and drawer units with contemporary brushed chrome handles and granite effect laminated rolled edge working surfaces, inset stainless steel sink top with vegetable preparation bowl, side drainer and hot and cold monobloc tap, space and plumbing for automatic washing machine, inset stainless steel four burner gas hob with electric oven, grill and built in microwave, integrated larder fridge and freezer, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, radiator, UPVC double glazed window to rear aspect and UPVC opaque double glazed door with matching side light to rear garden.

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**Bedroom One 13'8" x 9'8" (4.19 x 2.97)**



**Bedroom Three 8'0" x 6'5" (2.45 x 1.98)**



Having airing cupboard (housing the pre insulated cylinder), radiator, ceiling rose, picture rail and UPVC double glazed window to front aspect.

Having bulk head storage, radiator, ceiling rose and UPVC double glazed window to front aspect.

**Bathroom**

**Bedroom Two 9'8" x 9'5" (2.97 x 2.89 )**



Having modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and deep panelled bath with chrome shower attachment and mixer tap over, separate Triton electric shower, glass shower screen, complimentary ceramic part tiled walls with contrasting ceramic tiled floor, radiator, fitted mirror, medicine cabinet and UPVC opaque double glazed window to rear aspect.

**First Floor Landing**



With access to roof space (having pull down loft ladder), turned spindle balustrade, dado rail and UPVC double glazed window to side aspect.

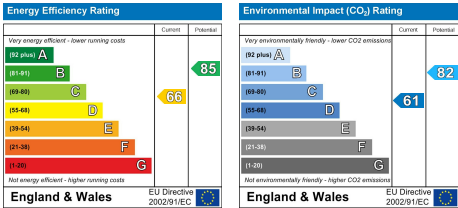
Having television connection point, radiator, coving to ceiling, picture rail and UPVC double glazed window to rear aspect.

**Outside**

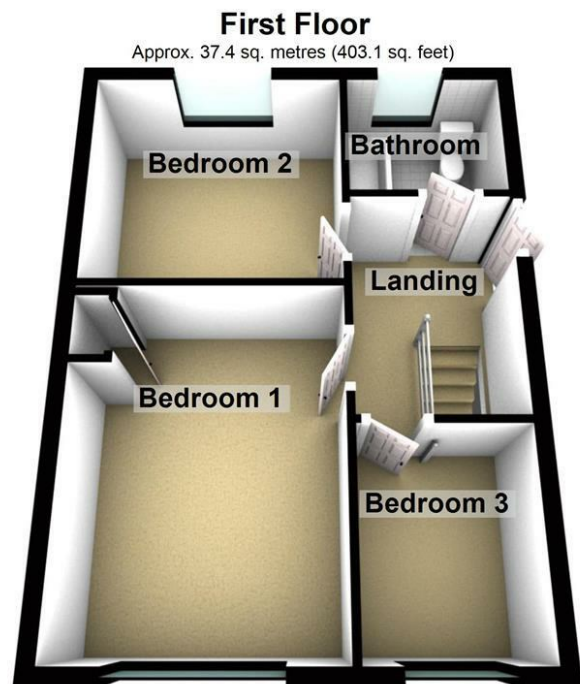
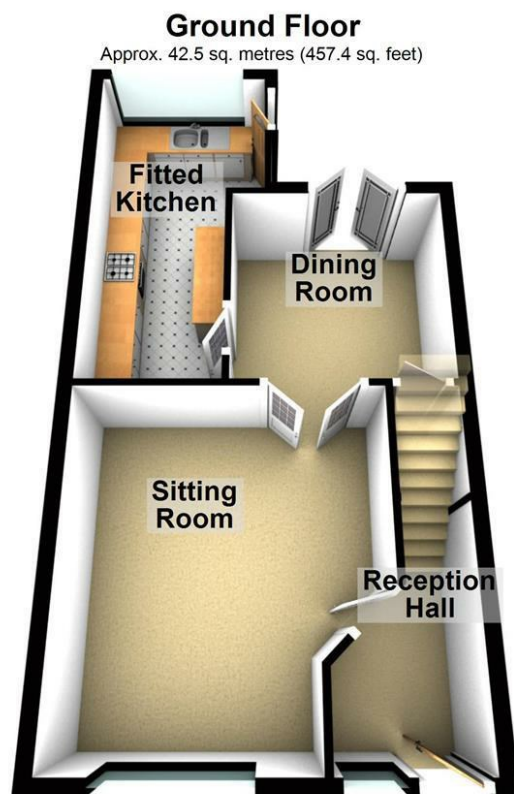
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The property occupies a cul-de-sac position at this highly popular address, sited on a larger than average well tended mature plot. To the front is an open plan fore garden with shaped lawn together with mature conifers and shrubs, with an adjacent tarmac driveway giving car standing space for two cars and leading to the detached brick garage, measuring internally 6.39m x 3.01m, having up and over door, side personal door, fitted work bench with storage cupboard and supplied with power and light. To the side of the garage is a wrought iron gate and pathway which leads to the sizeable mature rear garden, enclosed by a screen of well trimmed privet hedging and close panelled fencing, laid to a sweeping shaped lawn with Cotswold style patio area, kitchen garden area, deep filled mature shrubbed borders, cold water tap and garden lighting.



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Total area: approx. 79.9 sq. metres (860.5 sq. feet)

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