

Hilton Close, Mickleover, Derby

Price £254,950



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A superb thoughtfully extended and comprehensively improved semi detached family home occupying a sought after non estate cul de sac position close to Mickleover village with all of its shops and amenities. A full inspection is absolutely essential to appreciate the location, size of accommodation and wealth of quality appointments on offer. Tastefully decorated throughout and benefiting from gas central heating together with UPVC double glazing, this delightful spacious house briefly comprises; reception hall, sitting room, separate dining room, well equipped dining kitchen boasting a range of integrated appliances, inner hallway with guest's cloakroom / wc. On the first floor a landing leads to four bedrooms (master bedroom with impressive bathroom en-suite) and family bathroom. Outside is a two car driveway, integral store and utility together with a low maintenance rear garden.

Reception Hall

Having composite and opaque double glazed regency style entrance door, UPVC opaque double glazed picture window to front aspect, radiator and staircase to first floor.

Sitting Room 16'2" x 13'3" (4.94 x 4.06)



The focal point of the room being the feature wooden period style fire surround with veined marble hearth and matching back plate, recessed coal effect living flame fire, television and media connection points, radiator, coving to ceiling, ceiling rose and UPVC double glazed picture window to front aspect. Twin butler doors lead to the:-



Dining Room 11'8" x 9'4" (3.56 x 2.86)



Having picture rail, ceiling rose, radiator and UPVC double glazed french doors giving views and access over the private mature rear garden.



Extended Kitchen 15'1" x 8'9" (4.60 x 2.69)



Having been comprehensively refitted to provide a full range of natural oak shaker style soft close wall, base and drawer units with contemporary brushed chrome handles, polished granite effect laminated rolled edge working surfaces, under cupboard pelmet down lighting, inset Neff black glass four ring hob with electric fan assisted double oven and grill, canopy

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extractor hood with down lighter, the kitchen boasts a range of integrated appliances to include a dish washer and larder fridge, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, inset stainless steel sink top with vegetable preparation bowl, side drainer and hot and cold monobloc tap, integrated wine rack, ceiling halogen down lighters, radiator, deep understairs storage cupboard, UPVC double glazed window to rear aspect and UPVC double glazed door to rear garden. A door leads to the:-

Inner Hallway

With ceramic tiled floor, radiator, ceiling halogen down lighters and door to garage.

Guest Cloak Room/WC



Having modern white two piece suite comprising; low centre flush wc and floating wall mounted wash hand basin nestled on a white high gloss vanity unit, complimentary ceramic tiled splash backs with contrasting ceramic tiled floor, radiator, wall mounted extractor fan and ceiling halogen down lighters.

First Floor Landing



With turned spindle balustrade and access to roof space (having pull down loft ladder).

Master Bedroom 15'7" x 10'4" (4.76 x 3.17)



Having television connection point, radiator, ceiling rose, UPVC double glazed windows to side and front aspects. A door leads to the:-



Luxury Bathroom/En suite 10'3" x 5'5" (3.13 x 1.66)



Having a white four piece suite comprising; low centre flush wc, pedestal wash hand basin, deep double ended panelled bath with chrome mixer tap together with a retractable hand held shower attachment and quadrant shower cubicle with chrome mains fed shower, chrome and glass shower cabinet and doors, complimentary ceramic tiled walls with contrasting ceramic tiled floor, chrome heated towel rail, ceiling LED down lighters, built in ceiling speakers, ceiling extractor fan and UPVC opaque double glazed window to rear aspect.



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Bedroom Two 13'8" x 9'10" (4.18 x 3.0)



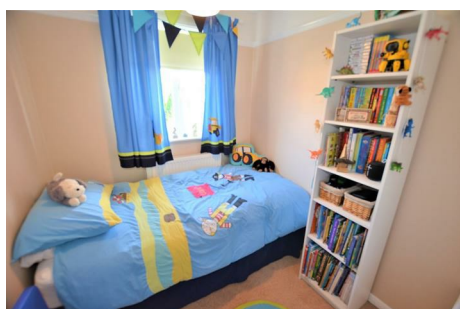
Having a full height storage/airing cupboard, radiator and UPVC double glazed window to front aspect.

Bedroom Three 10'0" x 9'5" (3.07 x 2.88)



Having picture rail, radiator, ceiling rose and UPVC double glazed window to rear aspect.

Bedroom Four 8'3" x 6'5" maximum (2.52 x 1.96 maximum)



Having bulk head wardrobe, radiator and UPVC double glazed window to front aspect.

Family Bathroom



Having white three piece suite comprising; low flush wc, pedestal wash hand basin and panelled bath with Triton electric shower over, complimentary ceramic part tiled walls with contrasting vinyl floor, radiator and UPVC opaque double glazed window to rear aspect.

Outside



The property occupies a corner position in this sought after cul-de-sac, standing on a mature well tended plot. To the front is a dwarf beech hedged boundary leading to a paved fore garden with established shrubbed borders. A n adjacent driveway gives car standing space for two cars and leads to the large integral garage/store, measuring internally 4.19m x 3.20m, having up and over door, built in utility area incorporating an inset stainless steel sink top with hot and cold taps, side drainer, fitted wall and base cupboards, laminated rolled edge working surface,

space and plumbing for automatic washing machine, space for dryer, ceiling halogen down lighters and internal door. The rear garden has gated access to the side and is enclosed by well trimmed privet hedging, brick walling and close panelled fencing, laid to a low maintenance patio area with mature shrubs and conifers, cold water tap, garden lighting and electric point.

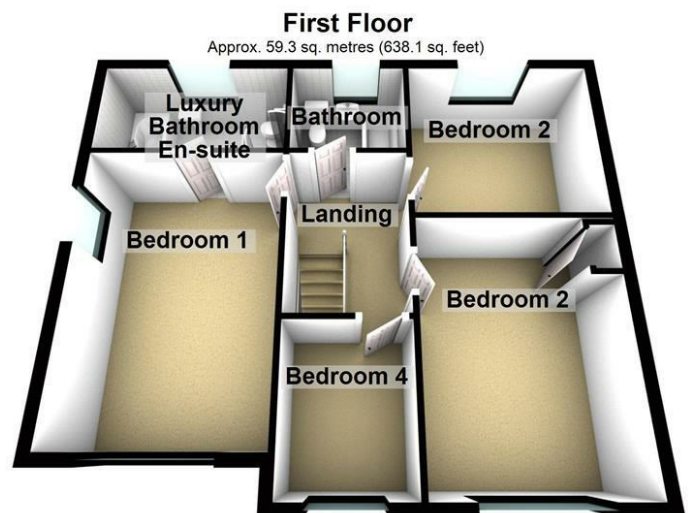
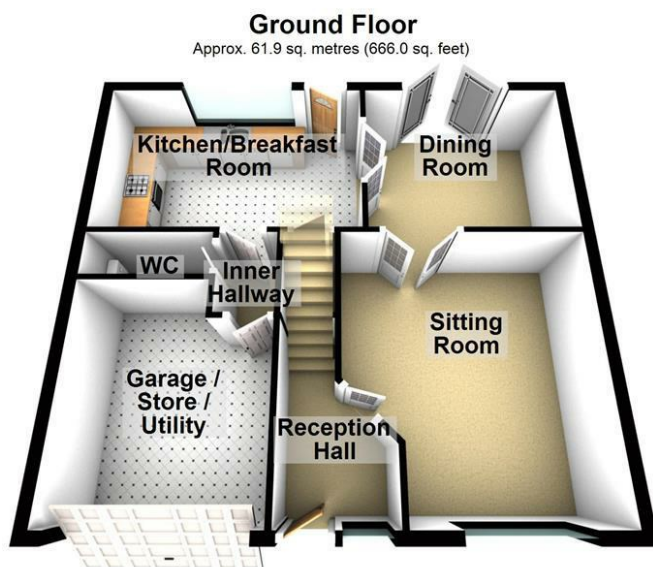


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		68	
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		63	
EU Directive 2002/91/EC			

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Total area: approx. 121.2 sq. metres (1304.0 sq. feet)

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