

Arnfield Drive

Hilton, Derby, DE65 5AA



John German are pleased to offer to market this beautifully presented and modern three bedroom semi detached home. Located in the village of Hilton, offering excellent transport links as well as a range of other amenities.

Guide Price £205,000



John German

Part of the modern St Modwen homes development at Hilton valley, this superb semi detached property has grass frontage, with driveway to the side providing off street parking and gated access into the rear garden.

Upon entering through the front door, the spacious hallway gives access to the downstairs rooms, as well as having stairs rising to the first floor, with a useful under stairs storage cupboard.

The first door is to the kitchen/diner, which is smartly appointed with a range of both wall mounted and base level units, with worktops over. There is also a one and a half bowl sink with drainer unit, mixer tap and tiled splashback, in addition to an integrated oven, four ring gas burner hob, overhead extractor and stainless steel splashback together with further appliance space/plumbing for a washing machine, dishwasher and fridge/freezer. A double glazed window looks out to the front aspect.

Continuing through, the cloakroom features a double glazed window to the side, low level dual flush WC, pedestal hand wash basin with mixer tap and tiled splashback.

Spanning the width of the property to the rear, the lounge is a great size and very well presented, featuring patio doors out to the rear garden, TV aerial and light points.

Upstairs, the landing gives access to the three bedrooms, with bedroom one being a double, having double glazed window to the front aspect and access to the ensuite shower room, comprising tiling to the walls, enclosed shower cubicle, low level dual flush wc and pedestal hand wash basin.

Bedroom two is also a generous double, with double glazed window to the rear and plentiful floorspace for wardrobes or other furniture.

The third bedroom is a good sized single, currently utilised as a dressing room but also offering potential for use for a home office/study if required. It has a double glazed window to the rear aspect with views out into the garden.

Completing the accommodation is the family bathroom, again with part tiled walls and a white suite comprising of panelled bath with shower over, low level dual flush WC and pedestal hand wash basin.

Outside, the property enjoys a private rear garden, predominantly laid to lawn but with patio area to the immediate rear, as well as space for a garden shed.

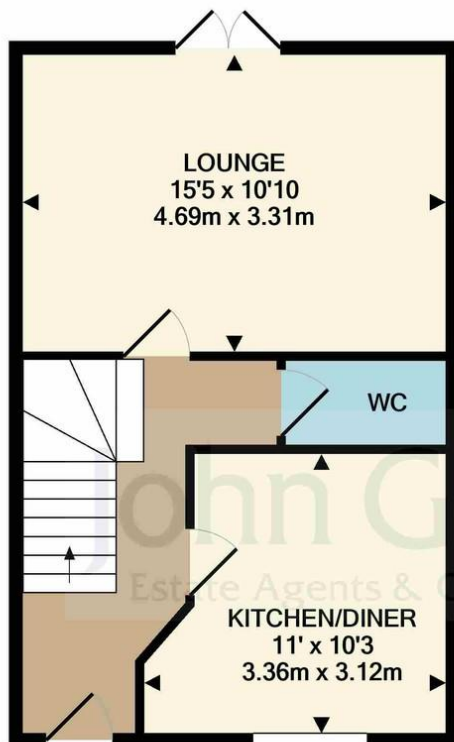
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

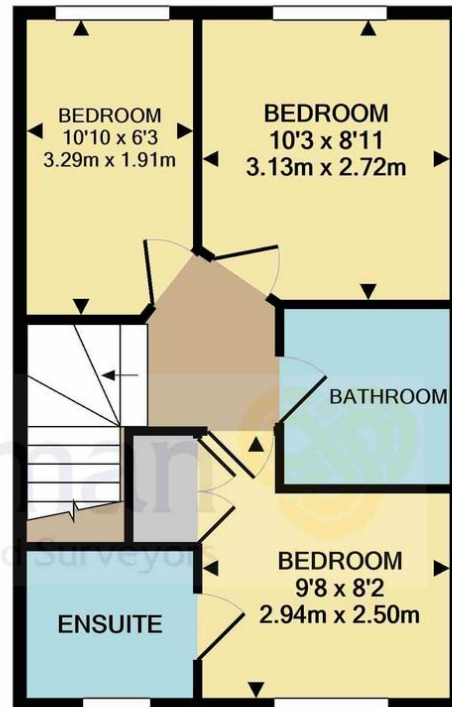
Useful Websites: www.environment-agency.co.uk
www.southderbyshire.gov.uk

Our Ref: JGA/21102020

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



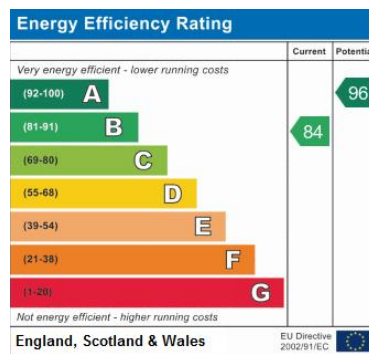
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2020





John German
129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244
burton@johngerman.co.uk

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.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent