

The Bowyer, Plot 25 Derby Road, Hilton, Derby, Derbyshire, DE65 5FP

£360,000

Scofield Stone are delighted to offer for sale THE BOWYER PLOT 25-FOUR BEDROOM DETACHED PROPERTY on the new development of Mousley Park in the village of Hilton. The Bowyer is a double-fronted detached home with four bedrooms, an open-plan kitchen, family and dining area, and a separate living room.



Mickleover: 01332 511000
Hilton: 01283 777100
www.scofieldstone.co.uk

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ENTRANCE HALLWAY

With ceramic tiled flooring, stairs to the first floor and doors off to;

LIVING ROOM

21'5" x 11'2" (6.535 x 3.417)



impressive dual aspect Living Room which runs the full length of the home and provides plenty of space for the whole family to relax and unwind.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

kitchen area 11'9" x 9'11" dining area 14'4" into (kitchen area 3.600 x 3.038 dining area 4.388 into)



The triple aspect open plan kitchen / dining / family room is found to the garden side of the home and also runs the full length of the home giving a great space for cooking, eating, relaxing and entertaining. The French doors also provide access to the garden, perfect for summer BBQs.

The kitchen comes with integrated Zanussi appliances as standard which includes a single oven, 4 ring gas hob, microwave, Fridge / Freezer and dishwasher.

UTILITY

6'7" x 6'1" (2.030 x 1.873)

CLOAKROOM

5'4" x 3'3" (1.65 x 1.01)

The ground floor is completed by the Utility Room and Cloakroom.

FIRST FLOOR LANDING

The first floor boasts three double bedrooms, and a generous single, a Shower en-suite to bedroom 1 and the bathroom

BEDROOM ONE

14'0" x 12'0" (4.285 x 3.662)



Benefits from a shower en-suite which is equipped with Roca sanitary ware and full height tiling to the shower cubicle.

BEDROOM TWO

11'6" x 10'8" (3.527 x 3.269)

Spacious double bedrooms which have plenty of space for wardrobes and other bedroom furniture.

BEDROOM THREE

11'6" x 10'5" (3.527 x 3.178)

Spacious double bedrooms which have plenty of space for wardrobes and other bedroom furniture.

BEDROOM FOUR

9'7" x 8'5" (2.925 x 2.580)

A generous single bedroom which also has space for wardrobes, this room could also be used as a Home office / study.

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FAMILY BATHROOM

7'8" x 7'4" (2.351 x 2.254)



Primary School, and there are two nurseries within a five-minute walk of Mousley Park, Little Stars Day Nursery and Cherry Tree Day Nursery. In addition, there is also Etwall Primary School, which is just over a mile away, and Heath Fields Primary School, which is a little over a five-minute drive.

PROPERTY OF THE MONTH WITH FLOORING THROUGHOUT AND EXPRESS MOVE AVAILABLE

EN-SUITE

which comes with Roca sanitaryware, a chrome towel warmer and half height tiling to wet walls with chrome trim.

which comes with Roca sanitaryware, a chrome towel warmer and half height tiling to wet walls with chrome trim.

OUTSIDE

The home is completed by a private walled rear garden, single garage with power and lighting and additional off road parking.

Disclaimer

Please note that while every effort has been taken to ensure the accuracy of the information provided, particulars regarding local amenities and their proximity should be considered as general guidance only. The identification of schools and other educational establishments is intended to illustrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Good Maps, The AA, Transport for London and National Rail.

Images displayed are of show homes or similar homes to the type being sold and may include optional upgrades at additional cost or features which are not available in the specific plot being sold, please check with your sales advisor

^All offers apply to specific plots and selected developments only. Terms and conditions apply. Contact your Bellway sales advisor to find out more or see terms and conditions on our Bellway website. Express Mover and Part Exchange scheme offers are subject to status, availability and eligibility.

*Floorplan layout for plot 25 is a reflected duplication of the attached image.

Mousley Park presents a collection of 2, 3, 4, and 5-bedroom homes in the quaint village of Hilton, Derbyshire. Set in the village of Hilton, Mousley Park benefits from an array of local amenities, and offers excellent road links to Derby, Nottingham, and Leicester.

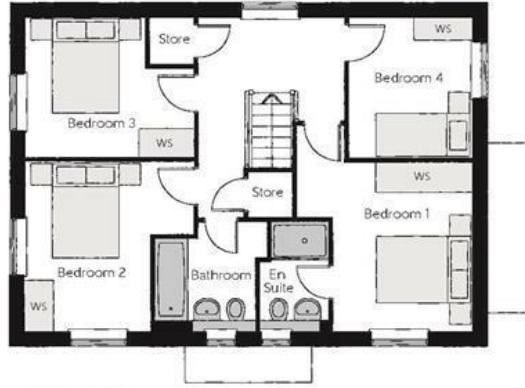
Just a seven-minute walk from the development is the Hilton



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First Floor

Bedroom 1	4.285m x 3.662m (max) (max)	14'1" x 12'0" (max) (max)
Bedroom 1 En Suite	2.254m x 1.441m	7'5" x 4'9"
Bedroom 2	3.527m x 3.269m (max) (max)	11'7" x 10'9" (max) (max)
Bedroom 3	3.527m x 3.178m (max) (max)	11'7" x 10'5" (max) (max)
Bedroom 4	2.925m x 2.580m (max) (max)	9'7" x 8'6" (max) (max)
Bathroom	2.351m x 2.254m (max) (max)	7'9" x 7'5" (max) (max)



Ground Floor

Living Room	6.535m x 3.417m	21'5" x 11'3"
Kitchen	3.600m x 3.038m	11'10" x 10'0"
Family/Dining	4.388m x 3.498m (inc. bay) (inc. bay)	14'5" x 11'6" (inc. bay) (inc. bay)
Utility	2.030m x 1.873m	6'8" x 6'2"
Cloakroom	1.650m x 1.017m	5'5" x 3'4"

Cloks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. 204673/01/20. BO/CB/S00/S00/D/02/0A.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(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	EU Directive 2002/91/EC		



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