



20 Pegasus Way, Hilton, DE65 5HW

Enjoying a peaceful cul de sac setting is this immaculately refurbished detached village home, offering substantially remodelled and upgraded interiors, magnificent open plan living, four well proportioned bedrooms and south facing gardens. Having been beautifully redesigned and finished to an exceptional standard, this impressive detached home features under floor heating to the ground floor living spaces, a new boiler, new windows and rewiring, along with a luxurious refit to each and every room. The interiors comprise central reception hall, lounge, stunning open

plan kitchen with living and dining areas, study/playroom, utility and cloakroom to the ground floor, with four bedrooms to the first floor serviced by a refitted master en suite and refitted family bathroom. Outside, there is parking for up to five vehicles to the front as well as access into the single garage via an electric door, and the south facing rear garden offers a pleasant space for outdoor entertaining as well as being the ideal spot to appreciate the modern exterior. The property is serviced by mains gas central heating with under floor heating to much of the ground floor, and double

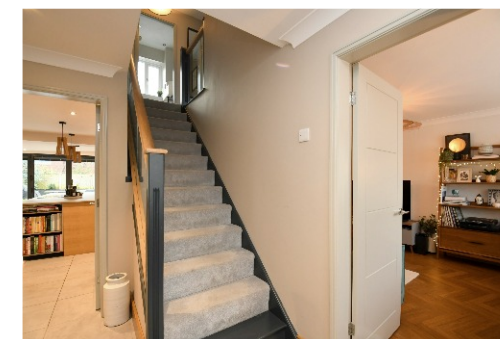
glazed windows.

The popular Derbyshire village of Hilton is home to an excellent range of amenities well catered towards village family life. Within walking distance of the property are facilities including convenience stores, traditional pubs, a post office and supermarket, and the highly respected Hilton Primary School lies within the village, feeding into John Port Secondary School in nearby Etwall. The village is within easy reach of stunning Derbyshire countryside and the Peak District

National Park for those enjoying outdoor leisure pursuits, and the commuter routes of the A50 and A38 and A515 give convenient access to the national motorway network beyond. The village is also ideally placed for rail travel, with links available stations in both Willington and Hatton giving access to Derby, Nottingham and Stoke on Trent.



- Executive Detached Family Home
- Refurbished Throughout including Windows, Wiring, Boiler & Internal Fittings
- Exceptional Specification throughout
- Desirable Cul de Sac Setting
- Magnificent Open Plan Living & Dining Kitchen
- Lounge & Study/Playroom
- Reception Hall, Utility & Cloakroom
- Four Good Sized Bedrooms
- Refitted En Suite & Family Bathroom
- Single Garage & Parking for Four/Five
- South Facing Landscaped Garden
- Under Floor Heating to Living Space
- Walking Distance to Comprehensive Amenities
- Well Placed for Commuter Routes & Rail Travel





Reception Hall

The composite entrance door opens into this central hallway, having tiled flooring, an oak and glass staircase rising to the first floor accommodation and doors opening into:

Lounge 4.51 x 3.38m (approx. 14'9 x 11'0)

A spacious reception room having bamboo parquet flooring, a window to the front aspect and double pocket doors leading through to:

Open Plan Living & Dining Kitchen 7.4 x 6.3m (approx. 24'2 x 20'7)

A most impressive remodelled and extended space, featuring bifold doors with integral blinds opening out to the rear gardens, a comprehensively fitted kitchen and a versatile living and dining room. The **Kitchen** has tiled flooring and is fitted with a range of modern base, wall, full height and island units with complementary worksurfaces over, housing an inset sink with Quooker boiling water tap, and a range of integrated appliances including Siemens double oven, Siemens induction hob with retractable extractor, dishwasher and wine fridge. There is space for an American fridge freezer, and the island unit houses a breakfast bar to **one side**. Under floor heating extends into the **Living & Dining Room** which features bamboo parquet flooring and offers ample formal dining and living space. A glazed pocket door opens into:

Study/Playroom 2.9 x 2.58m (approx. 9'6 x 8'5)

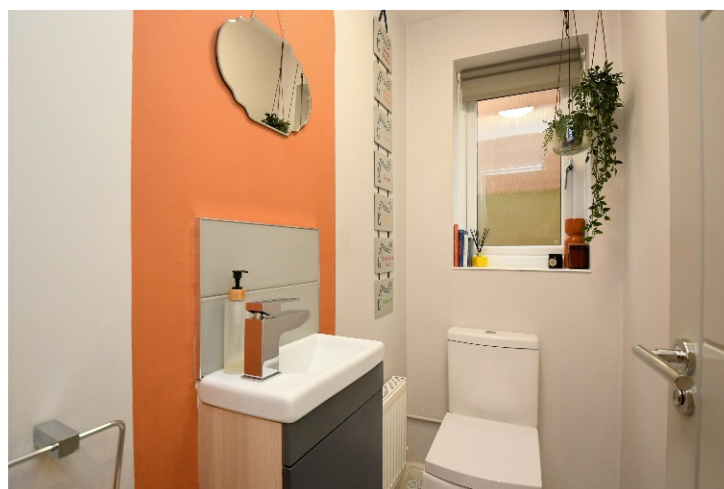
A versatile and impressive reception room having vaulted ceilings, bifold doors with integral blinds opening out to the gardens, tiled flooring with under floor heating and full height windows to the rear. Rustic wall panelling conceals useful fitted storage

Utility

Refitted with wall and base units housing spaces for a washing machine and tumble dryer, with an inset sink, tiled flooring and a door opening out to the side

Cloakroom

Fitted with wash basin set to vanity unit and WC, with an obscured window to the side





A contemporary oak and glass staircase rises to the **First Floor Landing**, a wrap around landing having loft access point and doors opening into:

Master Bedroom 3.76 x 3.33m (approx. 12'4 x 10'11)
A spacious principal bedroom having window to the front and a range of fitted wardrobes and storage. With private use of:

En Suite
Refitted with wash basin set to vanity unit, WC and shower, with tiled flooring and splash backs, a heated towel rail and an obscured window to the side

Bedroom Two 4.06 x 2.73m (approx. 13'3 x 8'1) + wardrobes
Another spacious double room having window to the front and a range of fitted wardrobes and storage

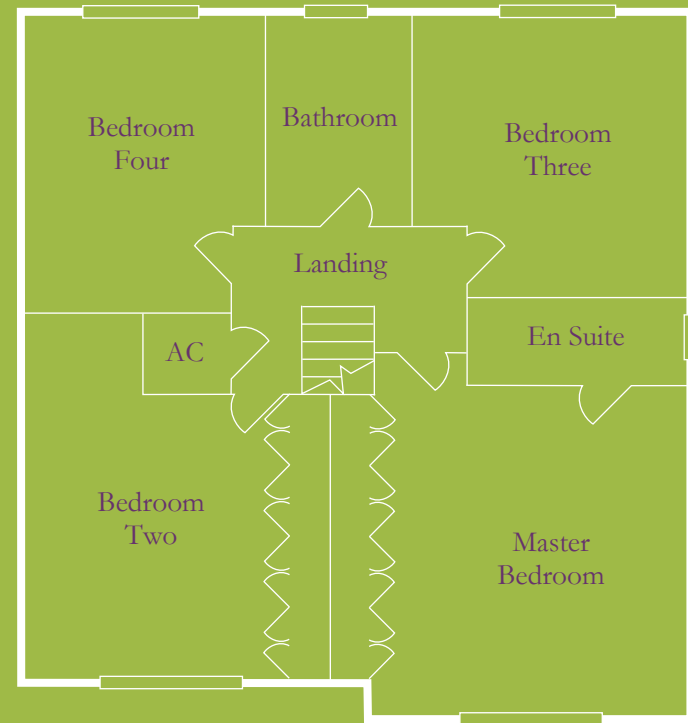
Bedroom Three 2.96 x 2.8m (approx. 9'8 x 9'1)
A third double room having window to the rear

Bedroom Four 2.92 x 2.32m (approx. 9'6 x 7'7)
With a window to the rear aspect

Bathroom
A contemporary suite comprises wash basin set to vanity unit, WC and P shaped bathtub with shower unit over, with tiled flooring and walls, a heated towel rail and an obscured window to the rear









Outside

The property lies at the end of the cul de sac of Pegasus Way, having a block paved driveway with parking for two to three vehicles to the front aspect. The **Single Garage** 5.03 x 2.4m (approx. 16'5 x 7'10) which is currently used as a gym is accessed via an electric roller door, from the driveway, with a courtesy door leading into the **Reception Hall**. Gated access to the side leads into the rear garden

South Facing Gardens

The beautifully landscaped rear garden is laid to a partially covered terrace having level access into the property. Steps lead down to lawns edged with low box hedging, the garden shed which has power and lighting is included in the sale and a second patio offers another space for outdoor entertaining. There is exterior lighting, a water point and exterior power sockets



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

General note: 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.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.