



Plot 6 The Beech Carsington Road Hilton, Derby, DE65 5JD

Introducing the Beech, a truly remarkable family home available for sale. With its striking open-plan kitchen diner and a spacious living room adorned with French doors leading to the garden, this property is perfect for entertaining guests. Its practicality is enhanced by the presence of a utility room, WC, and storage cupboard. Moving upstairs, you will discover three bedrooms, including a generously sized master bedroom with an en suite, a well-proportioned family-sized bathroom, and a convenient storage cupboard. Don't miss out on this fantastic opportunity to own a stunning home that seamlessly combines style and functionality. Contact us now to arrange a viewing.

Asking Price £298,995

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Directions



Floor Plan



Ground Floor

Living room

18' 5" x 10' 2" (5.63m x 3.11m)

Kitchen/Dining room

18' 5" x 9' 5" (5.63m x 2.87m)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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	