

# Fletcher & Company

11 Hilltop, Breadsall, DE21 4FW

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£299,950

Freehold

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- Full Width Extension
- Double Glazed & Gas Central Heated
- Entrance Hall
- High Specification Fitted Kitchen
- Separate Utility/Study
- Spacious Extended Lounge with Bifold Doors & Dining Room Off
- Master Bedroom with En-Suite Shower Room
- Good Sized Rear Garden
- Spacious Driveway







## Summary

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An attractive, superbly presented and extended, three bedroom, semi-detached residence occupying a convenient location close to Derby City centre.

This is a superbly presented and extended, three bedroom, semi-detached residence occupying a popular and convenient location in Breadsall, close to Derby. The property is set back from the road with an extensive tarmac driveway providing off-road parking for several vehicles. To the rear of the property is a good sized garden featuring raised terraced and steps lead down to an enclosed garden with impressive view in the distance.

Internally the property is double glazed with gas central heating with entrance hall, high specification breakfast kitchen, separate utility/study and spacious extended lounge with bifold doors and open access to dining room. To the first floor is a master bedroom with en-suite shower room, two further bedrooms and a well-appointed bathroom.

# F&C

### **The Location**

The property's location in Breadsall gives easy access to a parade of shops and leisure centre in Oakwood, schooling at all levels is in close proximity, easy access into Derby City centre along A608 and there is also a regular bus service running between Derby and Heanor on the main road. The Meteor centre is also within easy reach with cinema, large supermarket and a selection of large retail outlets. The property also provides easy access onto A38 and A52.

### **Accommodation**

#### **Ground Floor**

##### **Entrance Hall**

3'10" x 2'9" (1.19 x 0.84)

A composite panelled entrance door with sealed unit double glazed insets provides access to entrance hall with tiled floor and staircase to first floor.

## High Specification Fitted Kitchen

17'8" x 10'9" (5.41 x 3.30)

A combination of granite and solid oak preparation surfaces/breakfast bar, tiled surrounds, inset one and a quarter sink unit with flexible mixer tap and food disposal, fitted base cupboards and drawers, complementary wall mounted cupboards with under lighting, plate racking, appliance space suitable for a seven plate gas range cooker extractor hood over, appliance space suitable for American style fridge freezer, integrated fridge, dishwasher and wine fridge, useful understairs storage cupboard, recessed ceiling spotlighting and double glazed window to front.





### Extended Lounge

16'4" x 15'1" (4.98 x 4.60)

A light and airy room with sealed unit double glazed Velux windows, double glazed bifold doors, partially tiled floor, recessed ceiling spotlighting, central heating radiator and open access to dining room.



### Dining Room

11'0" x 10'9" (3.36 x 3.28)

With feature fireplace incorporating living flame fitted gas fire with fitted surround, central heating radiator and double glazed window to front.



### Study/Utility

8'7" x 8'5" (2.64 x 2.57)

With granite effect worktops and appliance spaces beneath for tumble dryer and washing machine, large floor to ceiling cupboard, central heating radiator, tiled floor, study area, double glazed windows to rear and door to side.



### First Floor Landing

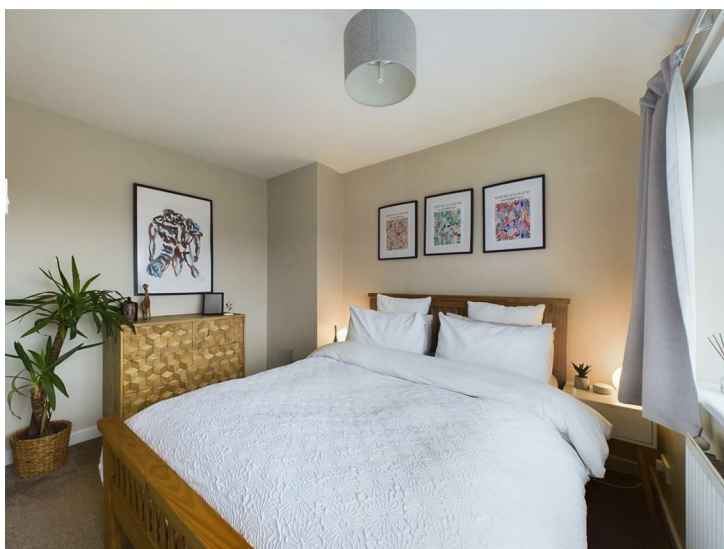
9'0" x 3'4" (2.76 x 1.02)

With access to loft space.

### Bedroom One

11'1" x 7'11" (3.38 x 2.42)

With central heating radiator, double glazed window to rear with impressive view and door to en-suite shower room.



### En-Suite Shower Room

5'10" x 4'7" (1.78 x 1.42)

Fully tiled with a white suite comprising low flush WC, pedestal wash handbasin, shower cubicle, chrome towel radiator and double glazed window to rear.





### **Bedroom Two**

11'0" x 6'7" (3.36 x 2.01)

With central heating radiator, over stairs storage cupboard and double glazed window to front.



### **Bedroom Three**

10'10" x 9'4" (3.31 x 2.85)

With central heating radiator and double glazed window to front.



### **Bathroom**

8'3" x 7'11" (2.54 x 2.43)

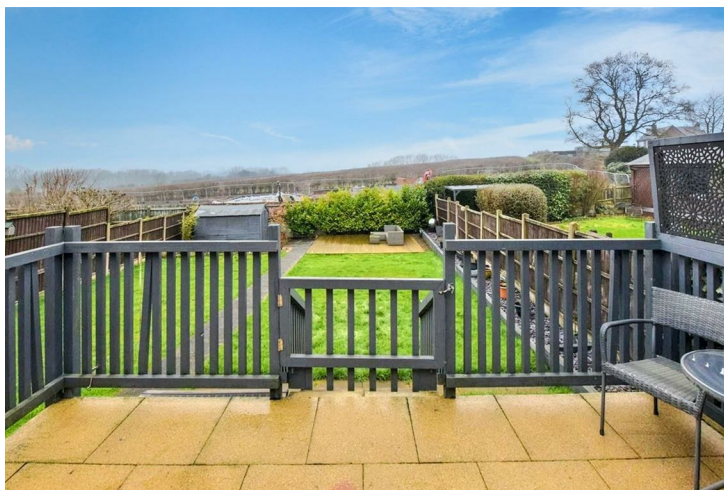
Partly tiled with a low flush WC, pedestal wash handbasin, panelled bath with shower over, radiator, useful storage cupboard, recessed ceiling spotlighting and double glazed window to rear.



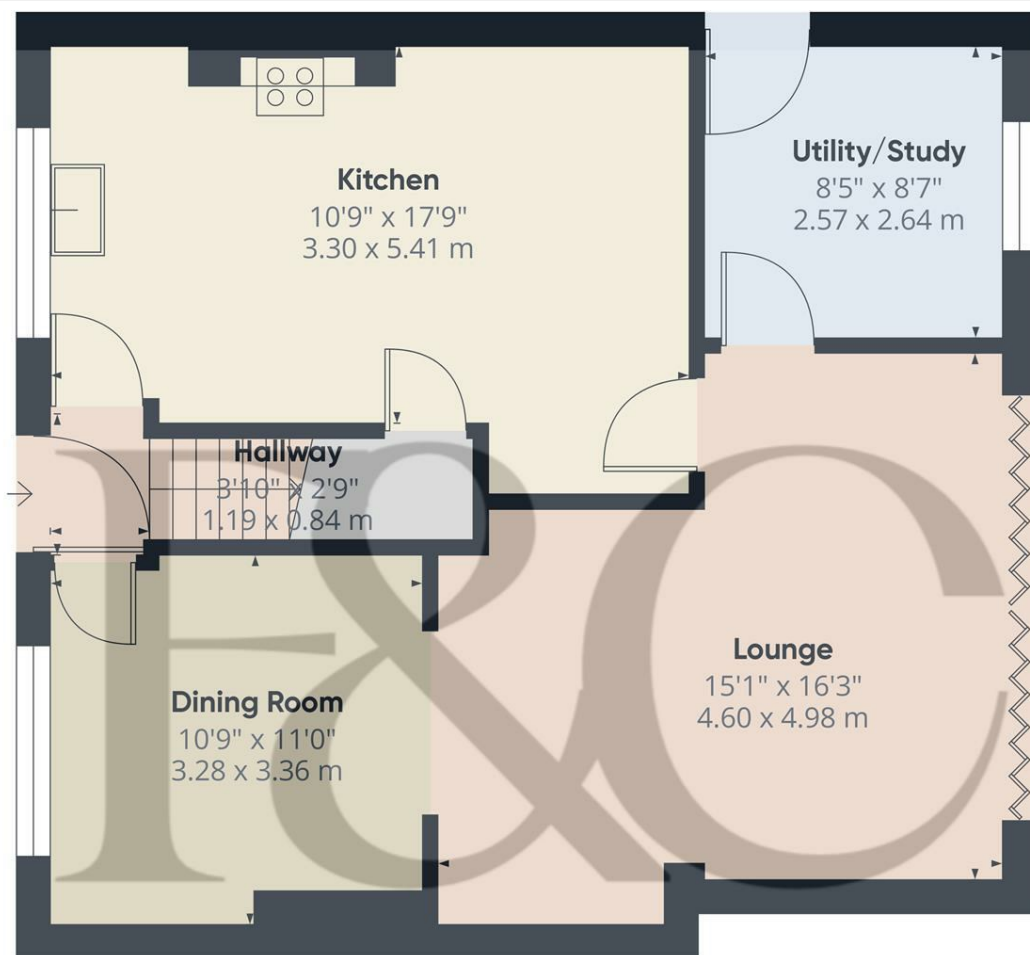


## Outside

The property benefits from a good sized tarmac driveway providing ample off-road parking bounded by brick walling and timber fencing. To the rear of the property is a raised terrace directly off the lounge which drops down into a good sized garden with power, lighting, two lawn sections and central pathway leading to decked seating area at the foot of the garden with hard standing housing a shed, wood edged borders containing slate chippings (ideal for potted plants) and laurel hedge.



Council Tax Band B



Floor 0

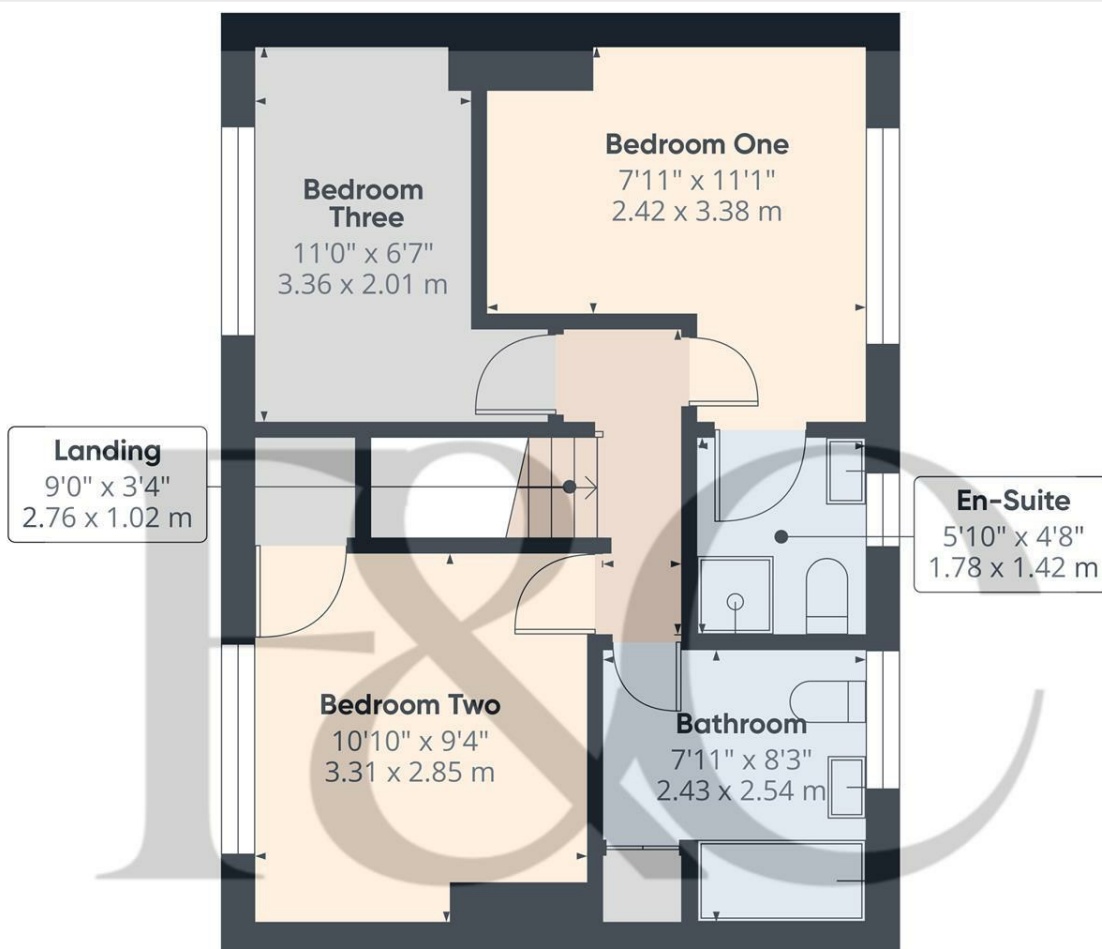
**Approximate total area<sup>®</sup>**  
649.81 ft<sup>2</sup>  
60.37 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1

**Approximate total area<sup>®</sup>**  
404.84 ft<sup>2</sup>  
37.61 m<sup>2</sup>

(1) Excluding balconies and terraces

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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Council Tax Band: B  
Tenure: Freehold

