

Rhodeswood Close

Hilton, Derby, DE65 5BS



Stylish modern home incorporating great design features and well laid out accommodation with plenty of natural light from large windows. Sale includes plenty of extras such as blinds and an electric fireplace. Attractive occupying a corner plot in the sought after Hilton Valley development.

£270,000

John German

Entrance to the property is via a lovely light and bright entrance hall with stairs rising to the first floor and doors leading off to the ground floor living accommodation.

Located off the hallway is a guest WC fitted with a low flush WC and pedestal washbasin.

The living room has large double aspect windows with fitted blinds and a modern media wall forms the focal point of the room with an inset plasma electric fire and space for a wall mounted TV.

The dining kitchen has a window overlooking the front elevation with a fitted blind and French doors opening directly out onto the garden. The kitchen area is fitted with a range of cream high gloss base and eye level units with under unit lighting worktops with matching upstands and an inset one and a half bowl stainless steel sink unit with a mixer tap, integrated dishwasher, fridge, freezer, built-in eye level double oven, gas hob with brushed aluminium splashback and extractor hood over.

On the first floor stairs lead to a central landing with a built-in storage cupboard and doors off to the bedrooms and family bathroom.

The master bedroom has a large feature window with fitted blinds, built-in wardrobe with internal drawers and an en-suite shower room fitted with a double shower, low flush WC, pedestal washbasin, heated towel radiator, extensive tiling and a window to the front with fitted blinds.

The remaining bedrooms are both lovely sizes, bedroom two has a built-in double wardrobe whilst bedroom three has double aspect windows and is currently used as a home office/gaming room.

The family bathroom completes the accommodation comprising low flush WC, pedestal washbasin, panelled bath with shower over and glass screen, heated towel radiator, extensive tiling and window to the front.

Outside the property is located on a corner plot with low maintenance gardens and low topiary hedging which wraps around the front and side, gated access to the garden. To the rear of the house is a tarmacked driveway providing ample off road parking as well as access to a brick-built single garage with power and light connected, the garage has a temporary dividing wall creating a separate gym area leaving storage space to the front. There is an up and over vehicular door and a courtesy door into the garden. There is a second Gate off the driveway into the garden. The garden is fully enclosed and has been extensively landscaped with two

large, paved patio areas at either end and a lawn between. There are outside power points at the rear of the garden and there is a great spot to the rear of the garage for a hot tub or trampoline if desired.

Hilton is a popular village location offering a great range of services including medical centre, post office, two supermarkets, hairdressers, nursery, regular bus services, reputable primary school and a selection of village inns. It is also a popular location for commuters with its location being within easy reach of the A50, A38, M1 and M6 motorways and being well positioned for access to the regional centres including Derby, Nottingham and Burton on-Trent.

Agents note: There are maintenance charges for the development of a approx. £350 per annum.

There are covenants appertaining to this property, a copy of the land registry document is available on request.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Driveway and garage

Electricity supply: Mains **Water supply:** Mains **Sewerage:** Mains

Heating: Gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA29012025

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