



## The Chimes,, Plot 4. 8 Derby Road, Hilton, Derby, DE65 5FP

**£389,995**



PART EXCHANGE CONSIDERED - Boxall Brown & Jones are proud to partner with quality new home builders 'Glebe Homes' in the exciting launch of 'The Chimes.' A superb new home development of just four bespoke designed detached bungalows, located in the heart of the popular south Derbyshire village of Hilton.



### DIRECTIONS

Derby Road is the old original road running through the middle of Hilton and as such can be accessed if approaching from Etwall, the A50 and also Hatton and Tutbury in the opposite direction. The site will be well signposted and can be found on the junction of Derby Road and Egginton Road. See map also.

This is a unique opportunity to acquire a rarely constructed new build bungalow on a small select development within an established and sought after location with impressive local amenities and facilities.

The bungalow will be masterfully constructed with the latest of energy efficient regulations by the reputable and established local developer, Glebe Homes, with a proven and visible track record of building quality new homes in select small developments.

The gas centrally heated and UPVC double glazed accommodation comprises: Enclosed porch, hallway, cloakroom WC and store, kitchen diner with French doors, spacious lounge, two double bedrooms and four piece bathroom.

Externally each plot will have a double width parking driveway.

For added peace of mind, a 10 year warranty is offered with each property.

The village of Hilton which neighbours the villages of Etwall and Hatton, lies to the south-west of the city of Derby easily connected by the A50 and A38 road networks also leading to East Midlands Airport and Parkway rail station with a fast service to London St Pancras in as little as 1 hour 30 minutes. The popular town of Burton upon Trent is also easily accessible, a further 8 miles away. The frequent 'Villager' (Trent Barton) bus service takes the scenic route and connects Derby bus station via Hilton into Burton upon Trent. Within Hilton is an impressive range of local shopping amenities including a national supermarket chain, smaller convenience stores, popular public houses, independent retailers, pharmacy and village primary school. There are pleasant paths and walks with ease of access onto country lanes for cycling. There are numerous golf clubs surrounding Hilton including the Branston Golf and Country Club closer to Burton upon Trent. There is also the nearby Mercia Marina, National Trust Calke Abbey estate and the National Memorial Arboretum.

A rarely available, superb new build bungalow within an established residential location.

### ACCOMMODATION

#### PORCH

7'10" x 5'2" (2.4 x 1.6)

#### ENTRANCE HALLWAY

11'1" x 6'2" (3.4 x 1.9)

#### W/C

6'6" x 3'11" (2 x 1.2)

#### STORE

6'2" x 3'11" (1.9 x 1.2)

#### DINING KITCHEN

19'0" x 10'9" (5.8 x 3.3)

#### LOUNGE

16'8" x 10'2" (5.1 x 3.1)

#### BEDROOM ONE

10'9" x 10'9" (3.3 x 3.3)

#### BEDROOM TWO

11'5" x 10'2" (3.5 x 3.1)

#### BATHROOM

9'2" x 7'2" (2.8 x 2.2)

### HOME SPECIFICATIONS

Home Specifications are correct at time of going to press but may be subject to change during construction.

### EXTERNAL

- Landscaped garden with turfed lawns
- Energy efficient double glazed windows
- Composite doors front and back
- Chrome door furniture
- Outdoor weatherproof socket
- Paving to external areas
- Exterior LED lighting
- EV charge point

### HEATING AND PLUMBING

- Energy efficient gas fired central heating
- Outside water tap

### KITCHEN

- Traditional or contemporary design
- Energy efficient appliances
- Integrated oven and hob
- Integrated fridge freezer
- Integrated dishwasher

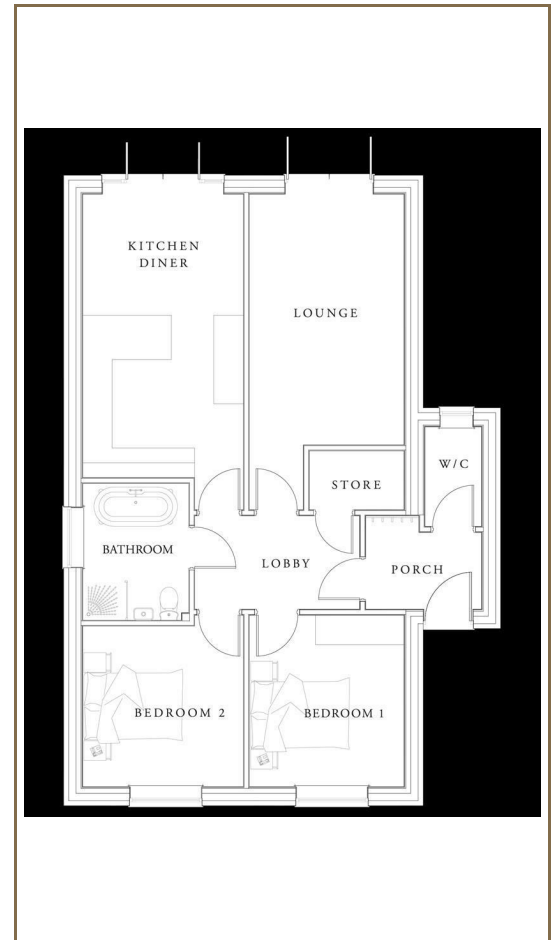
### INTERNAL FINISH

- Floor coverings to hall, bathroom and kitchen
- Decorated throughout Polished chrome door furniture and ironmongery
- Oak finish internal doors

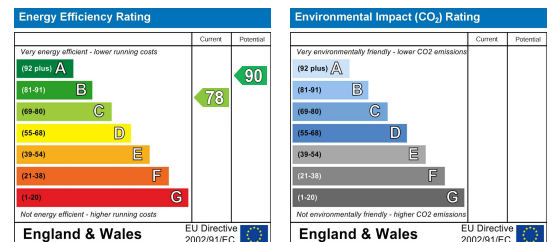
## Area Map



## Floor Plans



## Energy Efficiency Graph



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