



Plot 1 The Chimes, 2 Derby Road, Hilton, Derby, DE65 5FP

Offers Over £425,000



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: Entrance hallway with store cupboard, kitchen diner with French doors, spacious lounge, bedroom one with en-suite, bedroom two, bedroom three and four piece bathroom.

Externally, there is a double width driveway continuing to an attached garage.

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

ENTRANCE HALLWAY

6' x 3'8" (1.83m x 1.12m)

DINING KITCHEN

15'1" x 14'1" (4.6m x 4.3m)

LOUNGE

14'5" x 11'5" (4.4 x 3.5)

BEDROOM ONE

15'1" x 11'5" (4.6 x 3.5)

EN-SUITE

3' x 1'2" (0.91m x 0.36m)

BEDROOM TWO

12'9" x 11'5" (3.9 x 3.5)

BEDROOM THREE

9'2" x 8'6" (2.8 x 2.6)

BATHROOM

8'10" x 6'2" (2.7 x 1.9)

GARAGE

20'4" x 9'10" (6.2 x 3)

HOME SPECIFICATIONS

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

ELECTRICAL

Spotlights to lounge, hall, kitchen, bedrooms, bathroom, and en-suite

Shaver sockets to bathroom and en-suites

Power points & lights to garage (Plot 1 only)

TV points

Intruder and smoke alarms

BT point

Chrome sockets to kitchen above work tops

White sockets and switches to remaining

Strip LED lights under kitchen wall units

100% Energy efficient light fittings

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

BATHROOM

Half tile to wet walls with fully tiled shower

Contemporary white sanitary ware throughout

Chrome towel rail to bathroom and en-suites

Contemporary chrome taps and fittings

Shower to all bathrooms

Bath in main bathroom

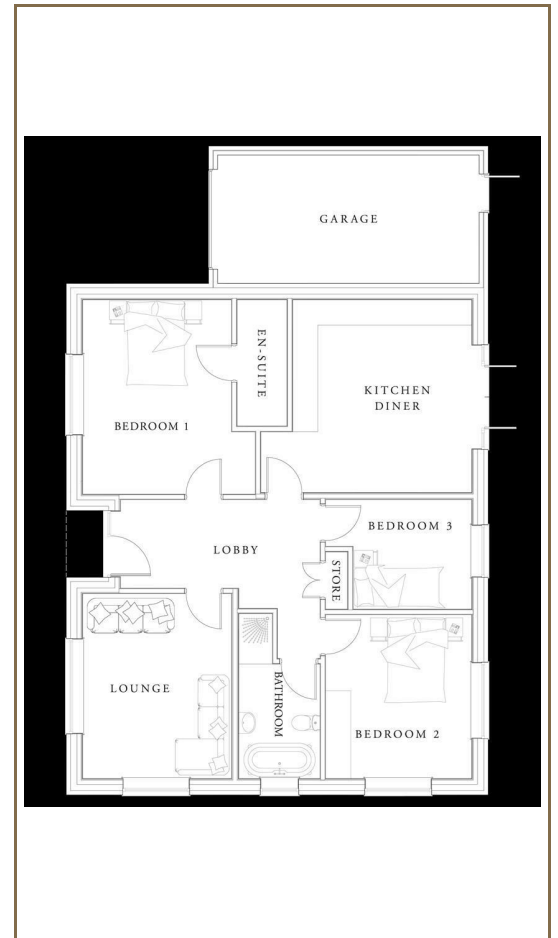
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Area Map



Floor Plans



Energy Efficiency Graph

