



16 Otter Street, Hilton, Derby, DE65 5NS

£244,950



Situated within the heart of a modern housing development, close to local amenities, this is a well presented three bedroom property which benefits from gas central heating, double glazing and a delightful garden to the rear.



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DIRECTIONS

Upon entering Hilton continue along the Mease, passing the Aldi supermarket on the right hand side. At the roundabout turn Right onto Avon Way. Continue over the traffic island and follow the road around, turning right again at the next island onto Thames Way. Turn right onto Otter Street where the property is situated at the end of the road, on the right hand side.

Internally the current vendors have spent considerable time and effort in the presentation of this lovely family home which in brief comprises a spacious entrance hall with galleried staircase leading to the first floor, access to the garage and a ground floor bedroom which can easily be used as a sitting room, playroom or study. To the first floor is a lounge and dining kitchen with integrated appliances and a further staircase leads to another two bedrooms, one with en-suite and a family bathroom.

Outside the property benefits from an enclosed garden to the rear which is laid for ease of maintenance with circular lawn and to the front there is a driveway with car standing.

Hilton is a highly desirable residential location and the village itself has a range of shops, supermarkets, restaurants and bars. The property is situated close to a supermarket

and shopping parade and is brilliantly positioned for ease of access to the A50/A52 giving onward travel to Derby, Burton On Trent and the M1 corridor.

This well presented family home should be viewed to be fully appreciated through the offices of Boxall Brown and Jones.

ACCOMMODATION

Entering the property through double glazed front door into:

ENTRANCE HALL

Spacious entrance hall with staircase leading to the first floor, radiator, coat hanging space, personal door to the garage and tiled floor which runs through the hallway, ground floor bedroom and cloakroom.

CLOAKROOM

With low level WC, wash hand basin, radiator and extractor fan.

GROUND FLOOR BEDROOM THREE/STUDY/PLAYROOM

16' x 10'1" (4.88m x 3.07m)

This extremely versatile space is a real feature of the property and must be viewed to be fully appreciated. The room has a four pane Bi-Fold door opening to the garden and there are two large storage cupboards, one housing the boiler providing domestic hot water and central heating. The room benefits from a radiator and views over the garden.

TO THE FIRST FLOOR

LANDING

With radiator and useful storage cupboard.

LOUNGE

16'1" x 13'5" (4.90m x 4.09m)

(Maximum measurement)

With two double glazed windows overlooking the rear elevation, radiator and quality laminate floor.

DINING KITCHEN

13'10" x 13'2" (4.22m x 4.01m)

(Maximum measurement)

Neatly fitted with a range of quality work surface/preparation areas, wall and base cupboards and an integrated electric oven, gas hob and extractor over. The kitchen has a stainless steel sink unit with tap beneath a double glazed window overlooking the front elevation and there is a further double glazed window, useful kitchen drawers, space for washing machine, integrated dishwasher and space for freestanding fridge freezer. To the far side of the room is space for a dining table.

TO THE SECOND FLOOR

LANDING

With access to loft and storage cupboard.

BEDROOM ONE

10'8" x 15'6" (3.25m x 4.72m)

(Maximum measurement into recess) Plus lobby area.

With two double glazed windows to the front elevation, radiator and wardrobes.

EN-SUITE

8'10" x 4'6" (2.69m x 1.37m)

With low level WC, wash hand basin and large shower cubicle with glazed screen, radiator and complementary tiling.

BEDROOM TWO

11' x 6'9" (3.35m x 2.06m)

(Measurement taken to the front of the wardrobe)

This room has a double glazed window overlooking the rear elevation, radiator and a selection of cupboards and wardrobes offering a brilliant storage solution.



BATHROOM

5'6" x 6'11" (1.68m x 2.11m)

With low level WC, pedestal wash hand basin, bath, complementary tiling, frosted double glazed window and extractor fan.

OUTSIDE

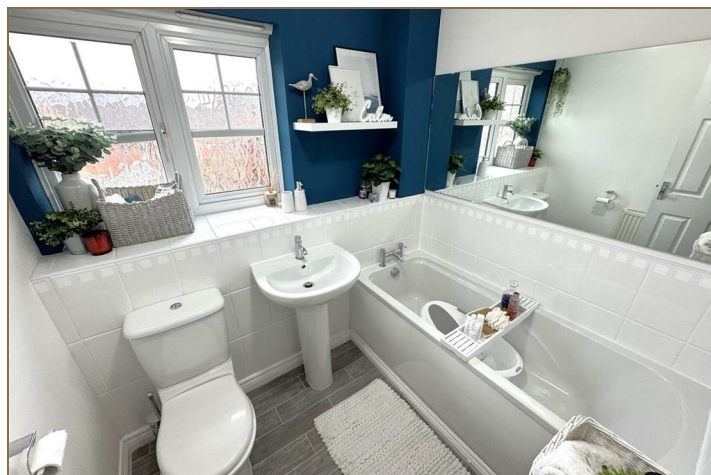
Outside the property benefits from an enclosed garden to the rear which is overlooked by a patio area and boasts a circular lawn and well stocked borders. To the front elevation there is car standing, outside store and access to:

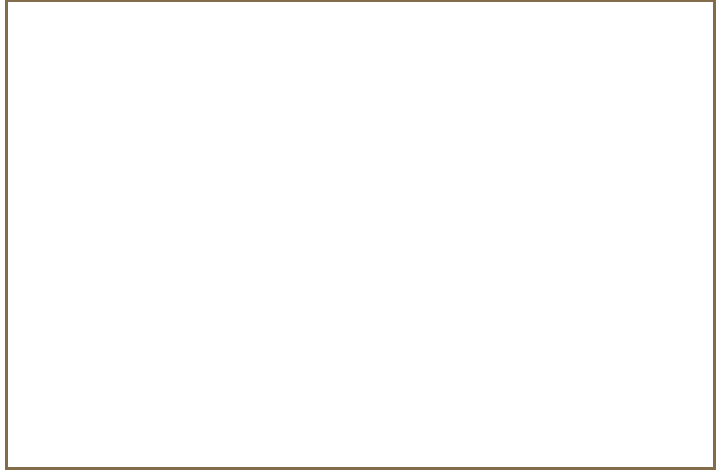
GARAGE

8'4" x 14'10" (2.54m x 4.52m)

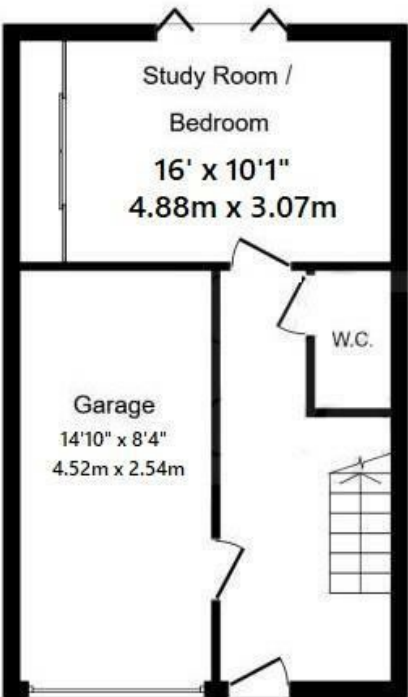
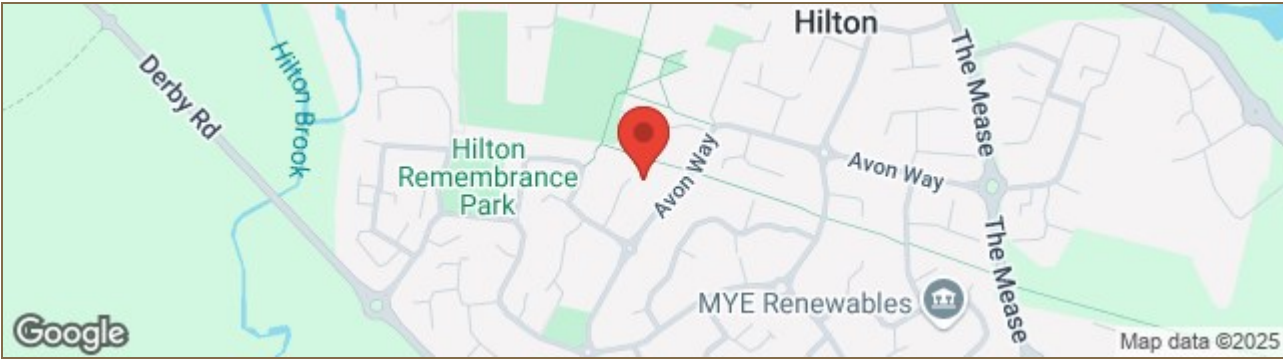
(Maximum measurement)

With up and over door, power, light and radiator.

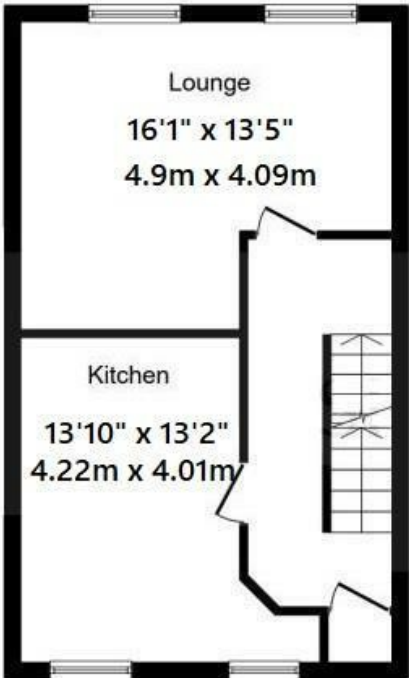




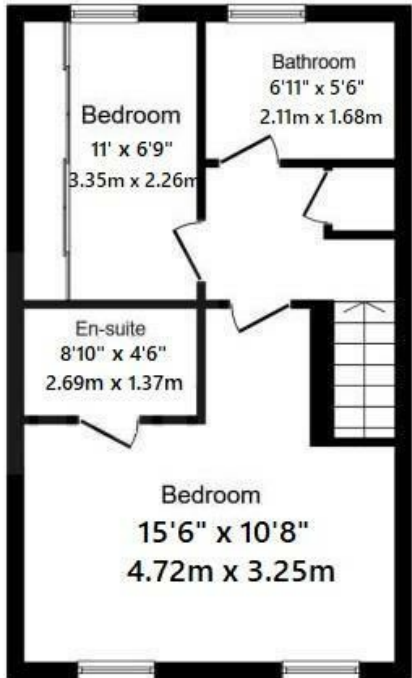
Road Map



Ground Floor



First Floor

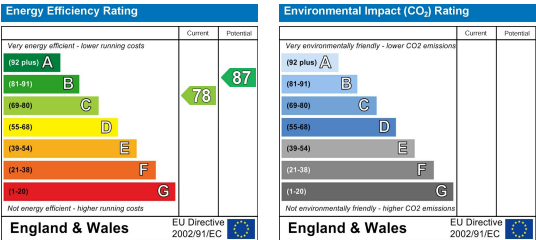


Second Floor

Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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