



## 25 Hilltop, Oakwood, Derby, Derbyshire, DE21 4FX

**No Onward Chain**  
**£285,000**



A very well presented and much improved spacious family home providing three good sized bedrooms and spacious living accommodation all of which occupying a generous plot with plentiful car parking, garage and pleasant garden.





# 25 Hilltop, Oakwood, Derby, Derbyshire, DE21 4FX

**No Onward Chain £285,000**



Internally, the gas centrally heated and UPVC double glazed accommodation comprises, entrance lobby, fitted kitchen with oven, washing machine and fridge with a dining/sitting area off, useful pantry, cloaks cupboard and WC, spacious dual aspect lounge with three well proportioned bedrooms to the first floor and re-fitted shower room.

Externally the property occupies a very generous plot with plentiful off road parking to the front and garden, side garage and a very pleasant garden to rear.

Hilltop is a highly convenient location for Oakwood's many amenities and facilities for shopping, education and recreation. Derby city centre is a short distance away as is the Meteor retail park, A38 and A52 road networks.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE LOBBY

Main front door, stairs lead to first floor, access into kitchen and lounge.

#### KITCHEN

11'11" x 10'11" (3.63m x 3.33m)

Fitted with a range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces and tiled splashback, stainless steel sink and drainer, double oven

with gas hob, side UPVC double glazed door, front window and built in pantry.

#### SITTING/DINING AREA

7'5" x 5'6" (2.26m x 1.68m)

Having a fitted window seat, rear facing UPVC double glazed window and radiator.

#### CLOAKS CUPBOARD

With coat and shoe storage space, UPVC double glazed window and continuing into:

#### CLOAKROOM

Low level WC, wash basin, UPVC double glazed window and radiator.

#### LOUNGE

18' x 10'11" (5.49m x 3.33m)

With UPVC double glazed windows to both elevations allowing for plenty of natural light, media connections and two central heating radiators.

### FIRST FLOOR

#### LANDING

#### BEDROOM ONE

18' x 10'10" (5.49m x 3.30m)

A further dual aspect room with UPVC double glazed windows to the front and rear elevations, extensive built in wardrobes, drawers and dressing table, two central heating radiators.

## BEDROOM TWO

10'10" x 9'5" (3.30m x 2.87m)

A good sized double bedroom with fitted wardrobes, drawers and shelves, UPVC double glazed window and radiator.

## BEDROOM THREE

8'4" x 7'11" (2.54m x 2.41m)

A very generous third bedroom with rear facing UPVC double glazed window and radiator.

## SHOWER ROOM

6'1" x 4'5" (1.85m x 1.35m)

Smartly fitted with a corner shower cubicle and electric shower, wash basin sat on a vanity unit and WC, tiled walls and vinyl flooring, UPVC double glazed window and chrome towel radiator.

## OUTSIDE

Externally the property occupies a very generous plot with plentiful off road parking to the front and garden, side garage and a very pleasant garden to rear having a paved patio, established planted borders and

hedges, lawn with central rockery, summerhouse and shed.

## PLEASE NOTE

Marketing photos were taken prior to the latest tenancy, the property is now being sold with immediate vacant possession and no chain.

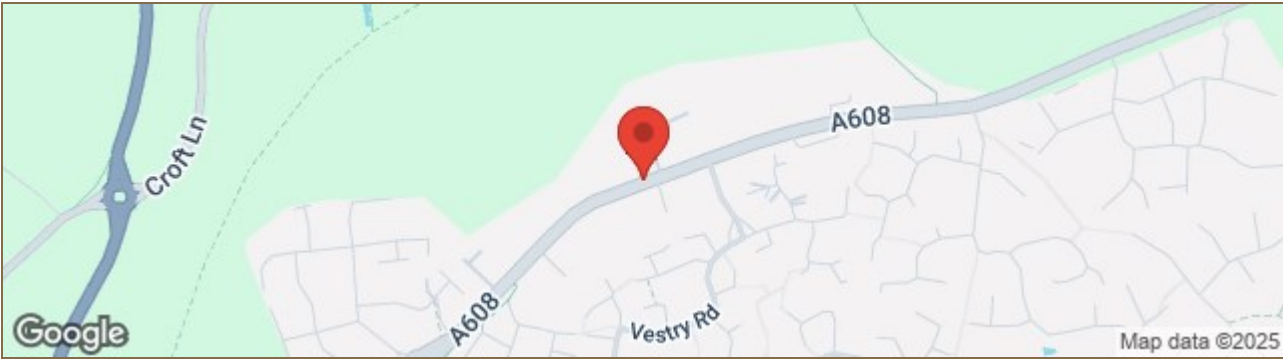








## Road Map



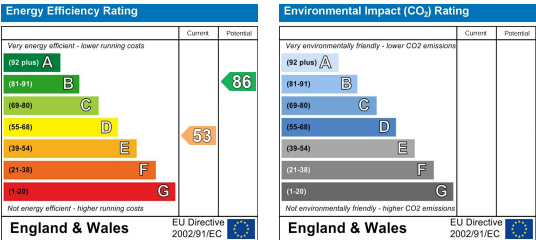
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

[boxallbrownandjones.co.uk](http://boxallbrownandjones.co.uk)

Oxford House, Stanier Way  
Wyvern Business Park, Derby, DE21 6BF  
01332 383838  
[sales@boxallbrownandjones.co.uk](mailto:sales@boxallbrownandjones.co.uk)

The Studio, Queen Street  
Belper DE56 1NR  
01773 880788  
[belper@boxallbrownandjones.co.uk](mailto:belper@boxallbrownandjones.co.uk)