

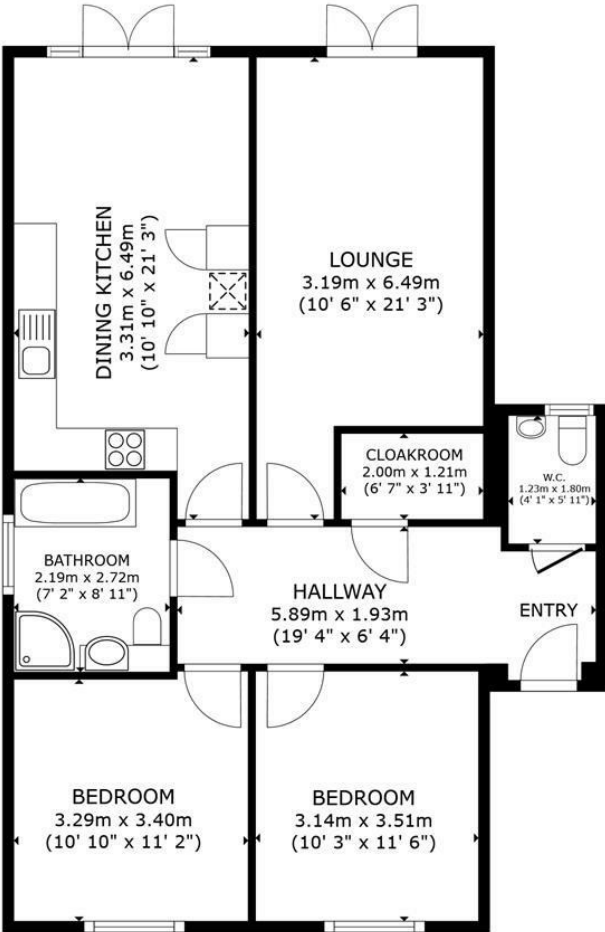
The Chimes, Derby Road, Old Hilton
Village



Derby Road, Derby, DE65 5FP
Offers in excess of £350,000



Floor Plan



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 85.7 m² (922 sq.ft.)
TOTAL : 85.7 m² (922 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







SUPERB NEW BUILD BUNGALOW - PART EXCHANGE CONSIDERED - A stunning new build high specification two double bedroom detached bungalow, offering spacious and beautifully appointed accommodation with around 1000 square feet of living accommodation and set within this exclusive cul-de-sac position of only four quality detached bungalows, set within the heart of Old Hilton Village.

The property will have the benefit of energy efficient uPVC flush double glazed windows and air source heat pump. The accommodation will in brief comprises: entrance hallway, contemporary wc, spacious lounge, beautifully appointed kitchen diner complete with a range of quality energy efficient integrated appliances and french doors giving access to the rear garden. The property offers two generous double bedrooms and a contemporary four piece bathroom.

The property has off road parking with a parking spaces for two cars. The property offers landscaped front and rear gardens with the enclosed rear garden having a turfed lawn.

- Superb High Specification New Build Detached Bungalow
- Located in the heart of Old Hilton Village
- Air Source Heat Pump & Energy Efficient Double Glazing
- Spacious Lounge & Kitchen Diner
- Two Parking Spaces
- Select Development of only 4 Quality Bungalows
- Spacious Room proportions with over 1000 Square Feet of Living Accommodation
- Porch, Contemporary WC, Entrance Hallway & Store
- Two Double Bedrooms & Contemporary Four Piece Bathroom
- Landscaped Enclosed Rear Garden







WELCOME TO HILTON

Hilton is a thriving modern village in South Derbyshire situated between Derby and Burton-on-Trent. Surrounded by fields and farmland, it has a rural feel but with all the advantages of a city suburb.

The area has many local footpaths and open spaces to take advantage of, whether that's walking the dog, cycling or taking a relaxing evening stroll.

LOCALITY & AMENITIES

Hilton has the convenience of having all daily amenities in the village, including supermarkets and shops, vets, GP and dental practice, two primary schools and a car servicing garage all within walking distance.

The village has four pubs and several takeaways, a bakery serving cakes and coffee, bistro cafe, barbershop, two hair salons and treatment rooms.

Hilton is a short drive away from Mercia Marina which is the largest inland marina in Europe with its excellent bars, restaurants, coffee shops and boutique retailers.

Hilton also offers excellent transport links to main routes, A38, A50, M1, M42 and M6, an easy commute to Nottingham, Birmingham, Lichfield, Stoke and only four miles to Willington Train Station.

BUILDING QUALITY HOMES - GLEBE HOMES

Every Glebe Home must not only meet our strict quality control standards, but also has the advantage of a 10 year warranty. This gives all of our customers the reassurance that every key stage of construction has been subjected to the most stringent check, ensuring our quality craftsmanship meets with the building approval standards.

THE ACCOMMODATION

Porch

Contemporary WC

Hallway

Store

Spacious Lounge

Spacious Kitchen Diner

Main Bedroom

Double Bedroom Two

Contemporary Four Piece Bathroom

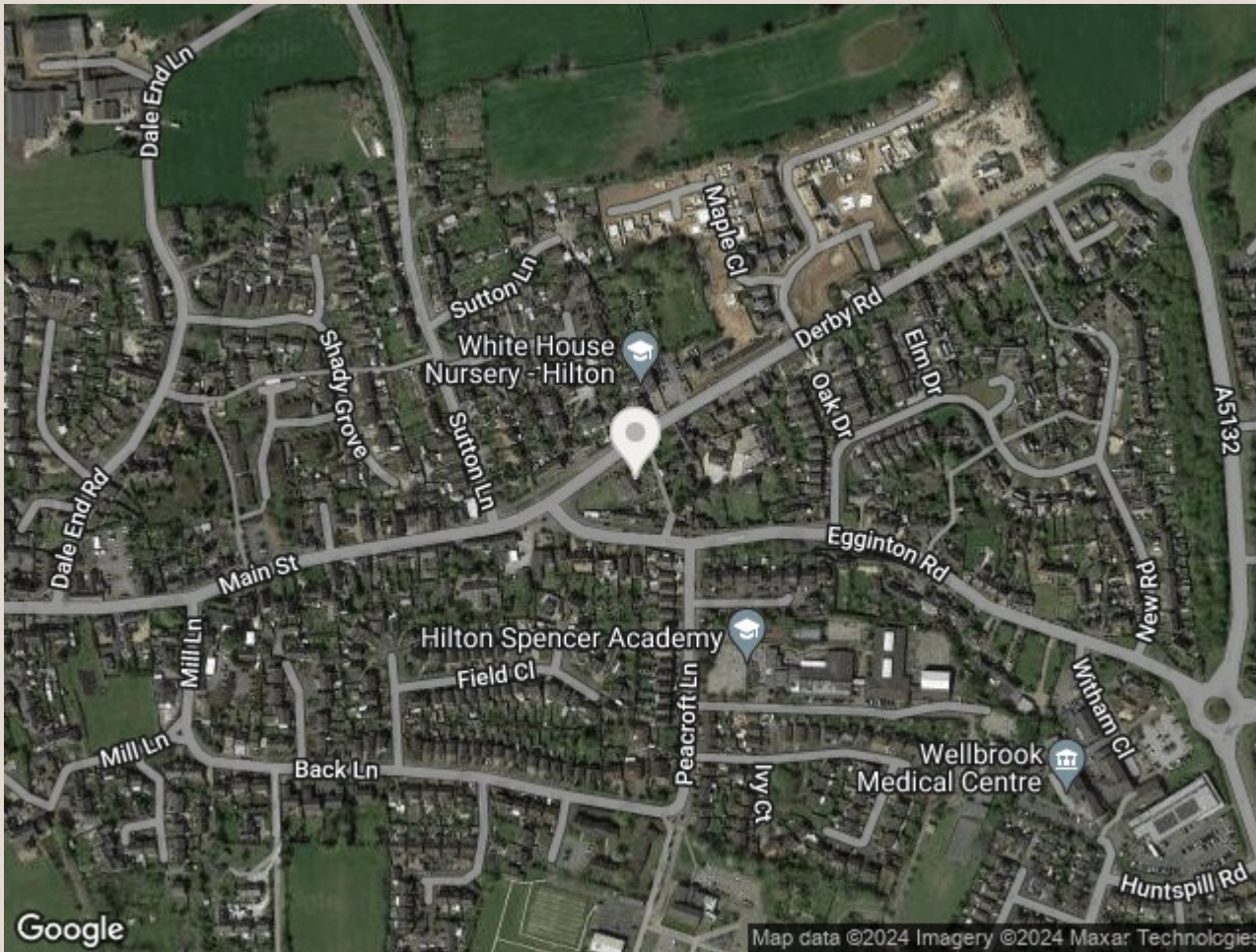
OUTSIDE

Frontage & Two Parking Spaces


Landscaped Rear Garden

Please Note

The internal images shown are previous projects completed by Glebe Homes and are for illustration purposes only.



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Derby Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

Agents Disclaimer: Curran Birds + CO, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.

They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Curran Birds + Co have not tested any services, equipment or facilities.

Purchasers must make further investigations and inspections before entering into any agreement.

Sadler Bridge Studios Bold Lane, Derby, DE1 3NT
Tel: 01332 411050 Email: hello@curranbirds.co curranbirds.co