



- 3 Bed Extended Semi Detached House
- High Gloss Fitted Kitchen
- 20' Detached Garage/Workshop
- A Fabulous Family House
- Cloakroom/WC
- Orangery
- West Facing Rear Garden

- Lounge with Bay & Fireplace
- Bathroom/WC with Shower
- Sought After Location

A extended and very well maintained and presented, 3 bedroomed semi detached house, within this sought after residential area. With gas fired central heating and sealed unit double glazing, the Entrance Hall leads to the Reception Hall, with Cloakroom/WC, fitted with a low level suite. The focal point of the Lounge is a coal effect real flame gas fire within a modern polished wood surround and with fitted book/display shelving to recesses to either side. There is a bay to the front and the room is open to the Kitchen, fitted with high gloss wall and base units, sink unit, extractor hood over the cooker area, integral fridge/freezer with matching doors, fitted microwave, utility cupboard with plumbing for a washer and door to the Orangery, overlooking and with French doors to the rear garden. Stairs lead from the hall to the First Floor Landing, with shelved cupboard housing the combi boiler and access to the loft. Bedroom 1 is to the rear and has wall to wall wardrobes and a shelved storage cupboard. Bedrooms 2 and 3 are to the front. The Bathroom/WC has a low level wc, wall mounted wash basin, double ended bath with mains shower over, folding shower screen and tiled surrounds. The Detached Double Garage currently doubles as a workshop.



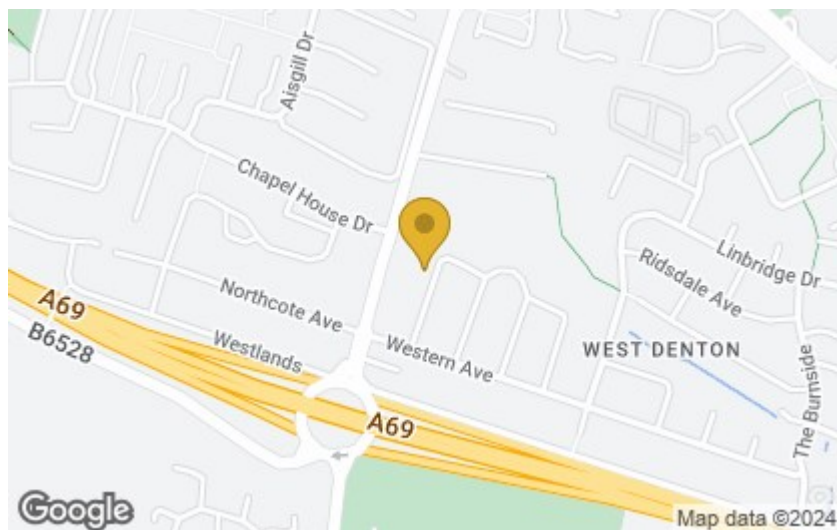
Externally, the Front Garden is lawned, with colourful stocked borders, hedge and block paved driveway. The West facing Rear Garden has a lawn, well stocked borders and a shed.



Hillhead Drive is conveniently situated for neighbourhood shops, schools and other amenities. There is easy access to the A69 and A1 as well as excellent road and public transport links into the city.

- Entrance Hall 4'9 x 3'8 (1.45m x 1.12m)
- Reception Hall 18'2 x 4'6 (max) (5.54m x 1.37m (max))
- Cloakroom/WC 4'0 x 2'9 (1.22m x 0.84m)
- Lounge 12'0 x 18'2 (into bay) (3.66m x 5.54m (into bay))
- Kitchen 10'8 x 10'4 (3.25m x 3.15m)
- Orangery 11'0 x 9'3 (3.35m x 2.82m)
- First Floor Landing
- Bedroom 1 11'3 x 10'8 (3.43m x 3.25m)
- Bedroom 2 12'8 x 8'9 (+dr recess) (3.86m x 2.67m (+dr recess))
- Bedroom 3 9'2 x 7'10 (2.79m x 2.39m)
- Bathroom/WC 6'2 x 6'0 (1.88m x 1.83m)
- Detached Garage/Workshop 20'4 x 8'0 (6.20m x 2.44m)

2023 WINNER **ESTAS** ★★★★★
 Verified reviews from homemovers



Energy Performance: Current C Potential B
 Council Tax Band: B
 Distance from School:
 Distance from Metro:
 Distance from Village Centre:

All distances are approximate

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.