

1

Utah Close, Hilton, Derby, DE65
Offers Around £279,000 Freehold



- Well Presented Detached Property
- Great cul-de-sac Location
- Lounge & Conservatory
- Open Plan Living Dining Kitchen
- Three Bedrooms
- En-suite & Family Bathroom
- Private Gardens
- Driveway & Garage
- Good Range of Local Amenities





Summary

A well presented three bedroom, en-suite detached property with garage occupying a quiet cul-de-sac location in popular Hilton.

The double glazing and gas central heating living accommodation comprises: porch, fitted guest cloakroom, spacious lounge, open plan dining kitchen with conservatory off, first floor accommodation: master bedroom, en-suite shower room, two further bedrooms and bathroom.

Outside the property is set back behind a good sized lawned fore-garden with hedging, adjacent driveway which runs down the side of the property through gates leading to a detached single garage. To the rear of the property is a private and well established garden.

F&C

THE LOCATION

The village of Hilton is very popular with two primary schools, a selection of shops and public houses, bus service, pleasant walks in the surrounding open countryside and easy access to Derby, the A52 and A38.

ACCOMMODATION

GROUND FLOOR

Entrance Porch

3'5" x 3'0" (1.06 x 0.92)

Double glazed entrance door provides access to porch, central heating radiator and doors to spacious lounge and fitted guest cloakroom.

Fitted Cloakroom

5'6" x 3'0" (1.68 x 0.92)

With low flush WC, wash handbasin, central heating radiator and double glazed window to front.

Lounge

15'2" x 13'10" (4.63 x 4.22)

With feature fireplace, central heating radiator, decorative coving, staircase to first floor with under-stairs storage cupboard, double glazed window to front and door to open plan dining kitchen.

Open Plan Living Dining Kitchen

17'4" x 8'10" (5.30 x 2.71)

Ideal for modern family living with dining area, central heating radiator, extensive preparation surfaces, tiled surrounds, Belfast sink with mixer tap, four plate gas hob with built-in oven and grill beneath, a range of cupboards and drawers with complementary wall mounted cupboards, appliance space suitable for fridge, freezer, washing machine and dishwasher, double glazed window to rear and open access into conservatory.

Conservatory

Brick based uPVC double glazed construction with pleasant views over the garden accessed via French doors.

FIRST FLOOR

Semi-Galleried Landing

With airing cupboard, double glazed window to side and doors to all three bedrooms and family bathroom.

Master Bedroom

12'2" x 10'4" (3.71 x 3.16)

With central heating radiator, double glazed window to rear and door to en-suite shower room.

En-Suite Shower Room

8'0" x 3'1" (2.44 x 0.95)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, shower cubicle with integrated shower, central heating radiator and double glazed window to side.

Bedroom Two

10'4" x 8'9" (3.15 x 2.67)

With central heating radiator and double glazed window to front.

Bedroom Three

9'3" x 6'9" (2.82 x 2.07)

With central heating radiator and double glazed window to rear.

Family Bathroom

6'9" x 5'8" (2.08 x 1.73)

Again, partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, panelled bath, central heating radiator and double glazed window to front.

OUTSIDE**Private Enclosed Rear Garden**

To the rear of the property is a pleasant, private, well established garden with lawn, well stocked borders containing plants and shrubs and gravelled BBQ area to the rear of the garden bounded by closed slat timber fencing.

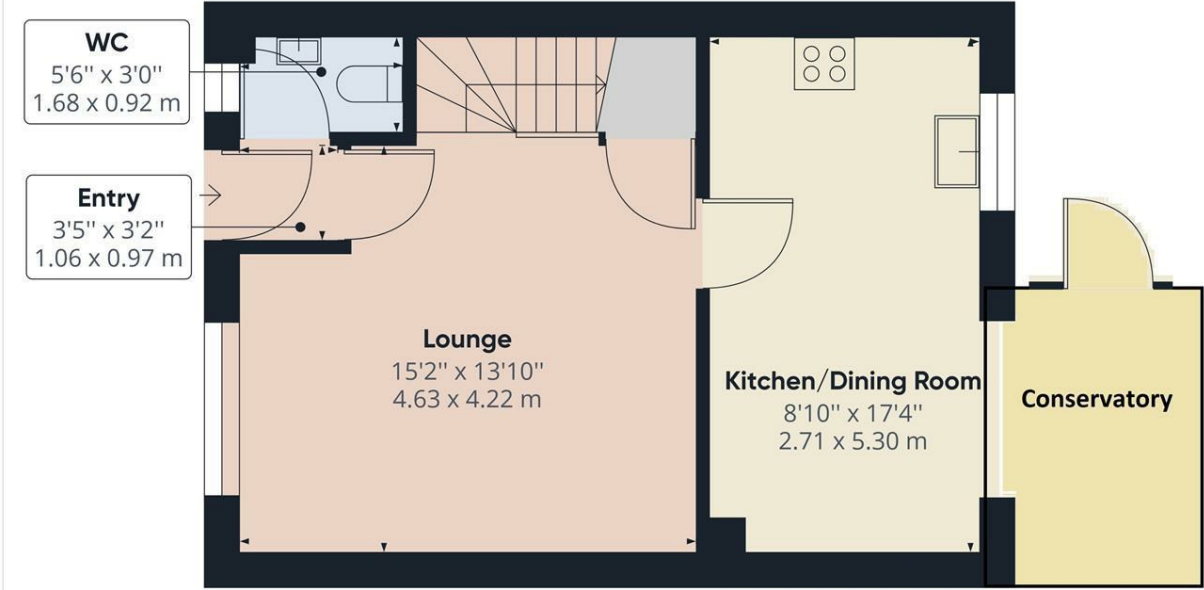
Frontage & Driveway

The property is set back behind a mature fore-garden with lawn, hedging, gravelled pathway and adjacent tarmac driveway extending beyond gates down the side to a detached single garage with up and over door.

Detached Single Garage

With up and over door.

Council Tax Band C - South Derbyshire



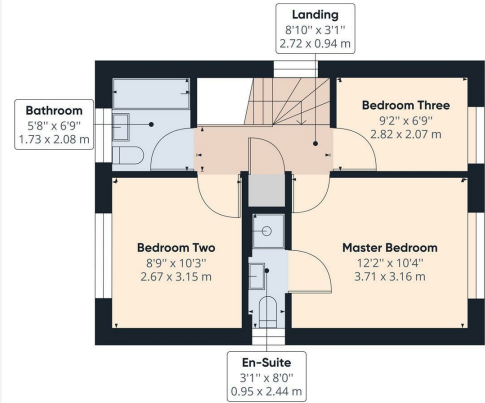
Approximate total area⁽¹⁾
425.18 ft²
39.50 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 0



Approximate total area⁽¹⁾
389.16 ft²
35.83 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 1



Duffield Office

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

1 Utah Close
Hilton
Derby
DE65 5JA

Council Tax Band: C
Tenure: Freehold

