

Fletcher & Company

10 Mill Fleam, Hilton, Derby, DE65 5HE

Offers Over £399,950

Freehold



- Well Presented Detached Residence Occupying a Quiet Cul-de-sac Position
- Sealed Unit Double Glazed & Gas Central Heated
- Entrance Hall, Fitted Guest Cloakroom
- Lounge & Study
- Impressive Open Plan Dining Kitchen
- Master Bedroom with En-Suite Shower Room
- Three Further Bedrooms & Bathroom
- Double Width Driveway, Double Garage
- Pleasant South-Facing Rear Garden
- Good Range of Amenities





Summary

Impressive four bedroom detached residence benefiting from a south-facing rear garden located on a quiet cul-de-sac in Hilton.

This is a spacious and well presented four bedroom detached residence occupying a quiet cul-de-sac position in the centre of Hilton. The property is set back behind a lawned fore-garden with adjacent double width driveway leading to a large detached double garage. The property also features a very pleasant south-facing rear garden with a patio and decked seating area as well as a lawn.

Internally, the property is sealed unit double glazed and gas central heated with an entrance hall, fitted guest cloakroom, lounge with a feature fireplace, separate study and a fabulous open plan dining kitchen with integrated appliances. The first floor landing leads to a master bedroom with en-suite shower room, three further bedrooms and bathroom.

F&C

The Location

Hilton is a very popular village noted for its good range of amenities including shops, primary school and secondary school John Port in neighbouring Etwall. The village also has a selection of pubs and is surround by open countryside providing some very pleasant walks along with very easy access to the A38 and A50.

Accommodation

Ground Floor

Entrance Hall

8'2" x 6'3" (2.50 x 1.92)

Panelled and glazed entrance door provides access into the entrance hall with staircase leading to the first floor and doors to the study, lounge, fitted guest cloakroom and fabulous dining kitchen.

Fitted Guest Cloakroom

6'10" x 2'11" (2.09 x 0.89)

With low flush WC, wash handbasin, central heating radiator and sealed unit double glazed window to the side.

Study

7'6" x 6'2" (2.30 x 1.89)

With central heating radiator and sealed unit double glazed window to the front.

Lounge

14'9" x 11'5" (4.51 x 3.50)

With feature fireplace and decorative surround with granite hearth and interior, living flame fitted gas fire, central heating radiator, decorative coving, sealed unit double glazed window to the front and twin panelled doors opening into the fabulous open plan dining kitchen.



Dining Kitchen

26'8" x 13'2" (8.13 x 4.03)



Dining Area

A fabulous new addition to the property with a spacious dining area, contemporary central heating radiator, recessed ceiling spotlighting and sliding patio doors opening onto the rear garden.

Kitchen Area

With woodgrain effect preparation surfaces and matching upstands, inset one and a quarter sink unit with mixer tap, gloss finish base cupboards and drawers with complementary wall mounted cupboards, the continuation of the preparation surface forming a breakfast bar area with cupboards beneath and wine rack, inset five plate gas hob with AEG recessed extractor unit, matching AEG oven and grill, integrated fridge, freezer, dishwasher, tumble dryer and washing machine, two central heating radiators, wall mounted gas boiler, recessed spotlighting, sealed unit double glazed window to the front and uPVC double glazed door to the side.



First Floor

Landing

Semi-galleried landing with central heating radiator, access to loft space and doors to four bedrooms and bathroom.

Master Bedroom

11'9" x 10'4" (3.60 x 3.15)

With central heating radiator, a range of fitted wardrobes, sealed unit double glazed window to the front and panelled door to the well-appointed en-suite shower room.



En-Suite

7'0" x 6'6" (2.14 x 2.00)

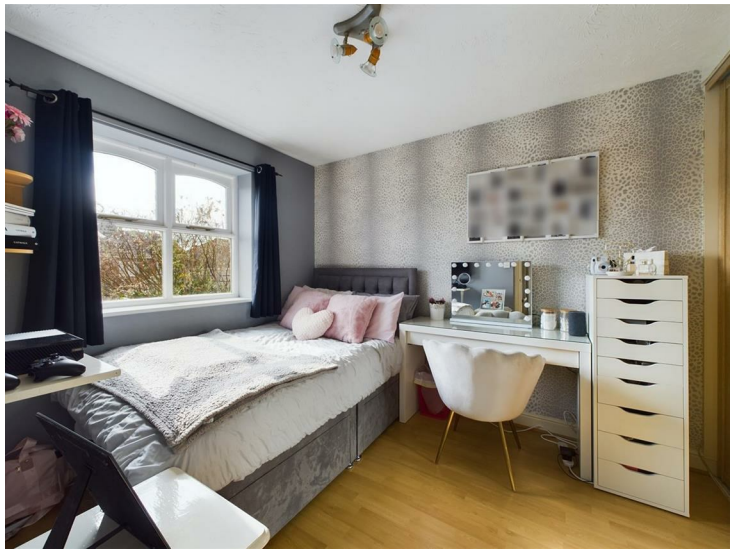
Partly tiled with a white suite comprising low flush WC, vanity unit with wash handbasin, shower cubicle, central heating radiator and sealed unit double glazed window to the front.



Bedroom Two

10'3" x 8'2" (3.13 x 2.51)

With central heating radiator, fitted wardrobes and sealed unit double glazed window to the rear.



Bedroom Three

11'8" x 7'8" (3.56 x 2.35)

With central heating radiator and sealed unit double glazed window to the rear.

Bedroom Four

9'9" x 7'8" (2.99 x 2.35)

With central heating radiator and sealed unit double glazed window to the front.

Family Bathroom

7'11" x 5'6" (2.42 x 1.68)

Fully tiled with a white suite comprising low flush WC, pedestal wash handbasin, panelled bath, central heating radiator and sealed unit double glazed window to the rear.

Outside

Front Garden & Driveway

The property occupies a very pleasant and peaceful location on this quiet cul-de-sac and features a lawned fore-garden with a double width driveway leading to the large detached garage with a useful storage area behind.

Rear Garden

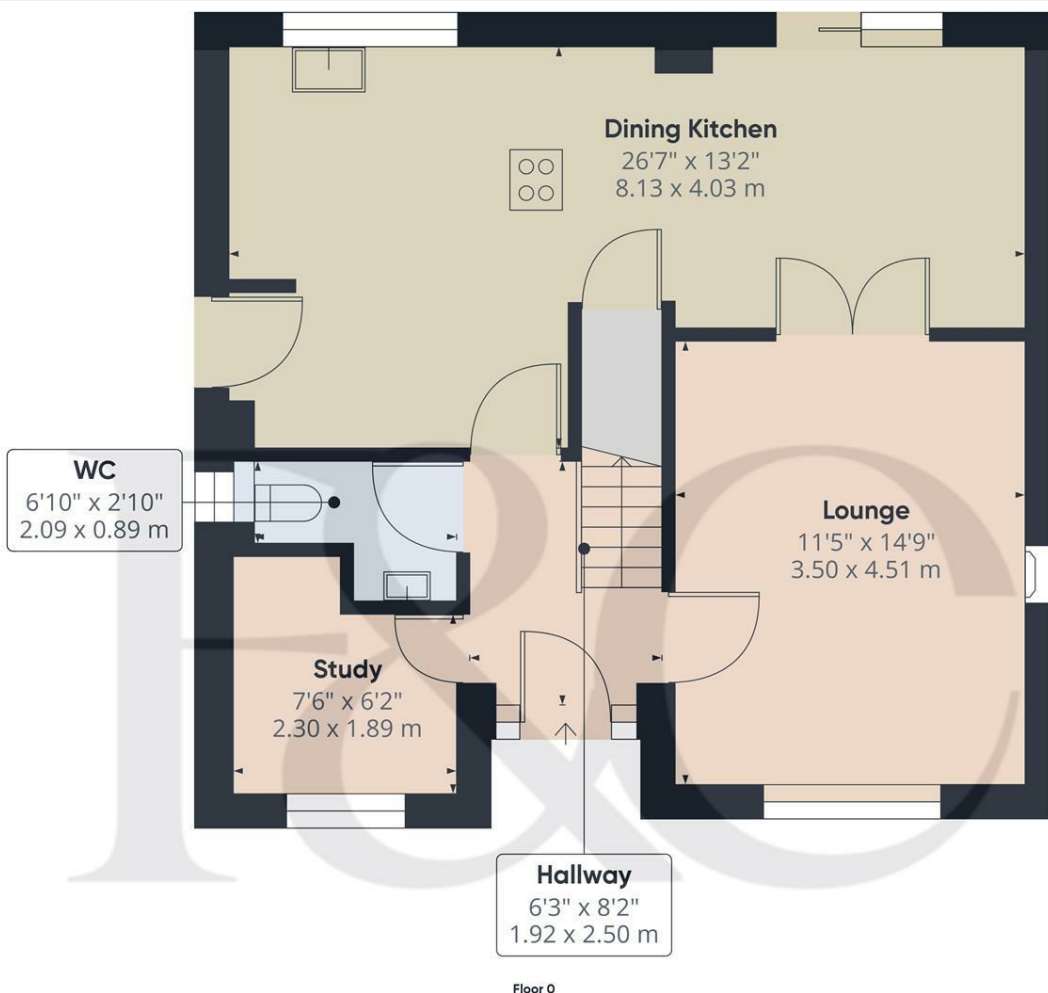
To the rear of the property is a very pleasant south-facing garden with a patio immediately off the kitchen, timber framed gazebo/decked area, lawn and well stocked borders enclosed by closed-slat timber fencing.



Large Detached Garage

With twin up and over doors.

Council Tax Band E - South Derbyshire

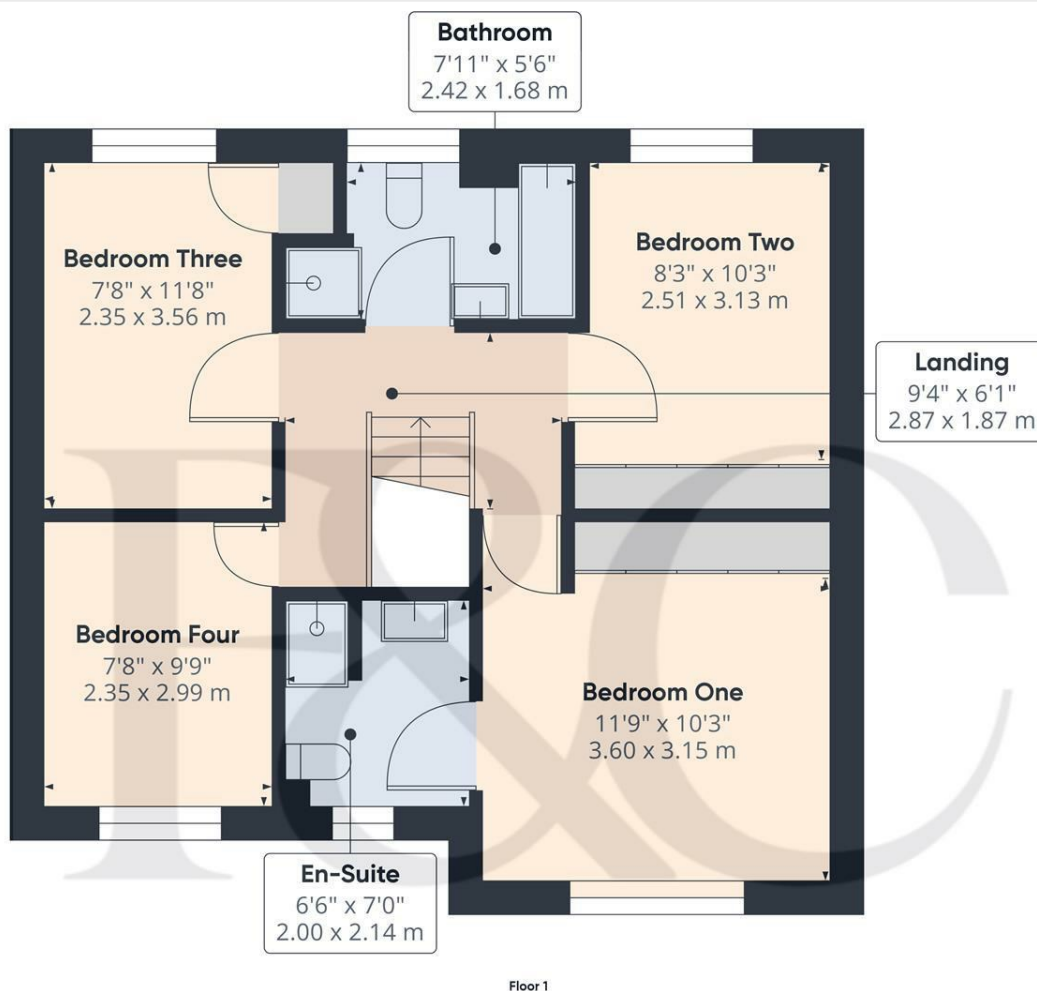


Approximate total area⁽¹⁾
621.91 ft²
57.78 m²

(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



Approximate total area⁽¹⁾
565.29 ft²
52.52 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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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

Willington Office

3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

10 Mill Fleam
Hilton
Derby
DE65 5HE

Council Tax Band: E
Tenure: Freehold

