

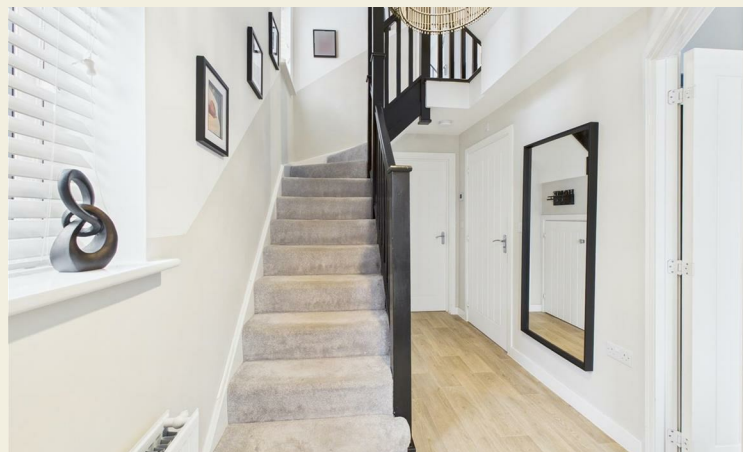
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Blackbrook Road, Hilton, Derby, DE65

£325,000 Freehold



- A Stylish And Contemporary Detached House
- Versatile Accommodation Over Three Floors
- Entrance Hall And Cloakroom/Wc
- Sitting Room
- Dining Kitchen And Separate Utility Room
- Four Bedrooms (Two With En Suite Shower Rooms)
- Family Bathroom
- Driveway And Single Garage
- Delightful Enclosed Rear Garden With Patios
- Easy Access To The A50, A38 and M1





Summary

Nestled on the charming Blackbrook Road in Hilton, Derby, this delightful house offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

The accommodation, over three floors, comprises an entrance hall, cloakroom/Wc, sitting room, dining kitchen with integrated appliances and a separate utility room. To the first floor are three bedrooms (bedroom two with an En Suite) and a family bathroom. To the second floor is a generous main bedroom with en suite and fitted wardrobes.

Off road parking is available for 2-3 cars and there is a single garage.

To the rear is a delightful, enclosed rear garden with decked seating area, lawned garden and an additional paved patio with timber pergola.

Situated in a desirable location, this home is close to local amenities, schools, and parks, making it an excellent choice for families and professionals alike. Hilton is well placed for easy access to Derby city centre and connection to the A50, A38 and M1. London St Pancras is within approximately 90 minutes from Derby Train Station.

An internal inspection is strongly recommended to fully appreciate this lovely home.

F&C

Location

Situated in a desirable location, this home is close to local amenities, schools, and parks, making it an excellent choice for families and professionals alike. Hilton is well placed for easy access to Derby city centre and connection to the A50, A38 and M1. London St Pancras is within approximately 90 minutes from Derby Train Station.

Accommodation

On The Ground Floor

Entrance Hall

12'10" x 6'2" (3.92 x 1.89)

Having a double glazed door providing access, a double glazed window to the side, a central heating radiator, wood grain effect floor and an understairs cupboard provides excellent storage space.



Cloakroom

5'2" x 3'0" (1.59 x 0.92)

Appointed with a two piece white suite comprising pedestal wash handbasin and a low flush WC with tiling to the splashback areas, central heating radiator and a wood grain effect floor.

Sitting Room

12'8" x 12'1" (3.88 x 3.70)

Having a feature fireplace housing an electric fire, a central heating radiator and a UPVC double glazed window to the front.



Dining Kitchen

17'10" x 9'2" (5.46 x 2.80)

Comprehensively fitted with a range of modern base cupboards, drawers and eye level units with a complementary roll top work surface over incorporating a stainless steel sink drainer unit with mixer tap. Integrated appliances include an electric oven, hob, extractor fan with light, refrigerator/freezer and a dishwasher. There is a central heating radiator, inset spotlighting to the ceiling, a UPVC double glazed window to the rear and UPVC double glazed French doors provide access to and views of the rear garden and patio. There is a wood grain effect laminate floor.



Utility Room

7'6" x 5'2" (2.30 x 1.60)

Appointed with a range of base cupboards and an eye level unit with complementary roll top work surface over. There is plumbing for an automatic washing machine, a wood grain effect floor, central heating radiator and a UPVC double glazed door to the rear.

On The First Floor

Landing

7'5" x 6'9" (2.28 x 2.08)

Having a double glazed window to the side elevation and stairs lead off to the first floor.

Bedroom Two

11'8" x 10'6" (3.57 x 3.21)

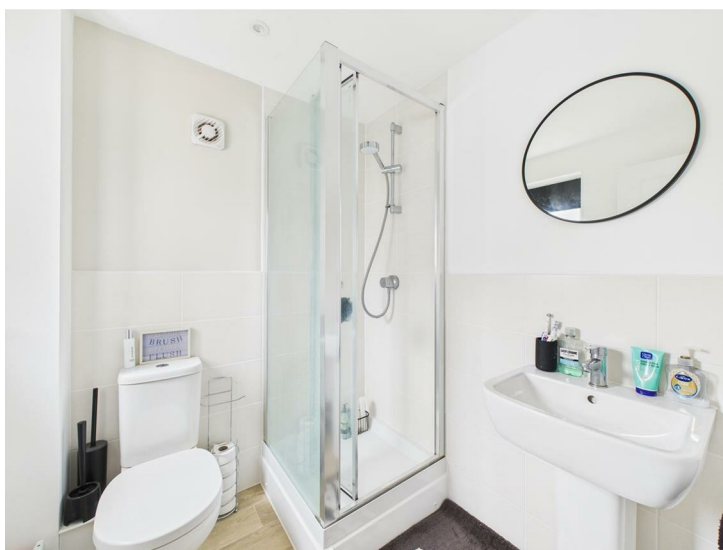
With a central heating radiator and a UPVC double glazed window to the front elevation.



En Suite

5'10" x 5'8" (1.80 x 1.74)

Appointed with a three piece suite comprising a corner shower cubicle with shower over and glass shower doors, a pedestal wash handbasin and a low flush WC with complementary tiling to all splashback areas. There is a wood grain effect floor, a central heating radiator, an extractor fan, inset spotlighting and a double glazed window.



Bedroom Three

9'4" x 9'4" (2.87 x 2.86)

Having a central heating radiator and a UPVC double glazed window to the rear.



Bedroom Four

9'3" x 8'2" (2.83 x 2.51)

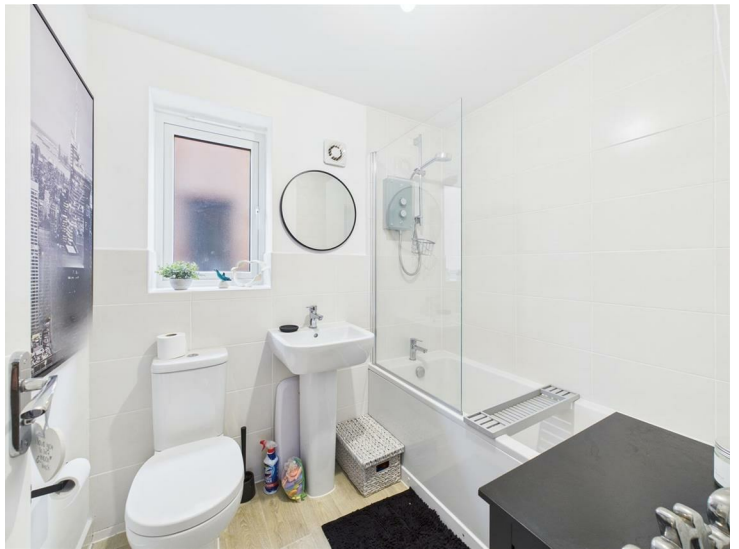
Having a central heating radiator and a UPVC double glazed window to the rear.



Family Bathroom

6'11" x 5'6" (2.11 x 1.69)

Appointed with a three piece white suite comprising a panelled bath with electric shower over and glass shower screen, a pedestal wash handbasin and a low flush WC. There is complementary tiling to all splashback areas, a central heating radiator, wood grain effect floor and a UPVC double glazed frosted glass window.



On The Second Floor

Landing

3'5" x 3'0" (1.06 x 0.93)

Having a UPVC double glazed window.

Bedroom One

13'10" x 11'2" (4.24 x 3.41)

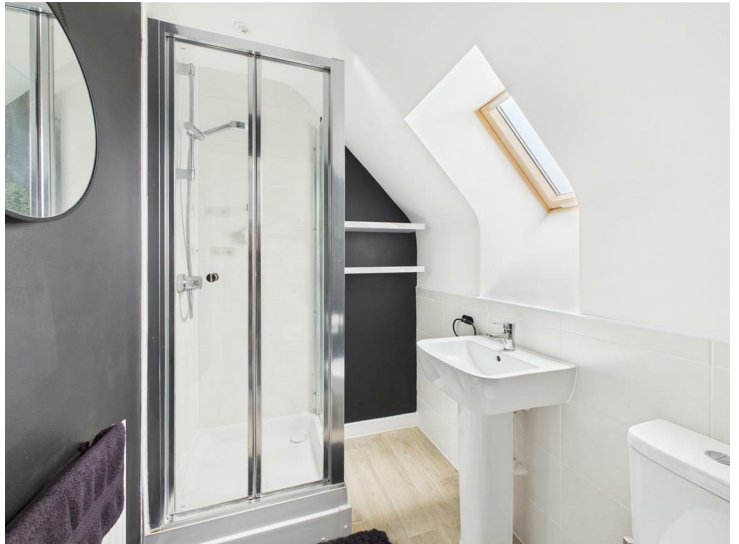
Having a double fitted wardrobe with mirrored front providing excellent hanging and storage space. There is an additional built-in cupboard, a central heating radiator and a UPVC double glazed window to the front elevation.



Ensuite

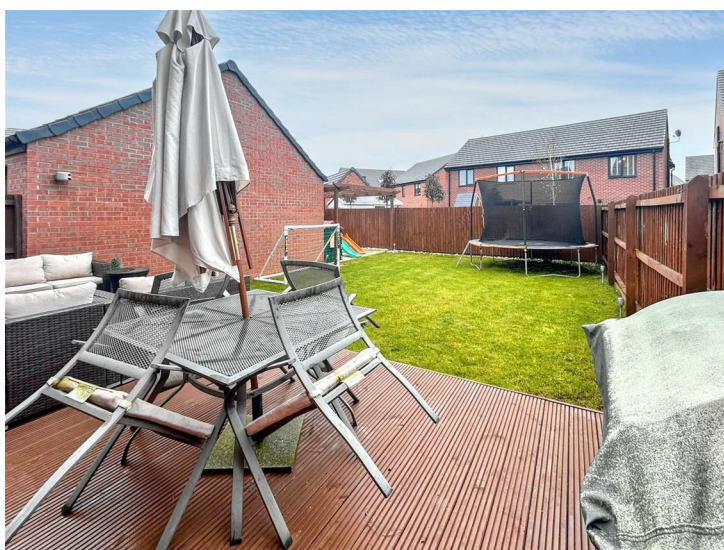
6'5" x 4'10" (1.98 x 1.49)

Appointed with a three piece white suite comprising a corner shower cubicle with mains fed shower over and sliding glass doors, a pedestal wash handbasin and a low flush WC with complementary tiling to all splash back areas. Having a central heating radiator, a wood grain effect floor and a double glazed Velux window to the ceiling.

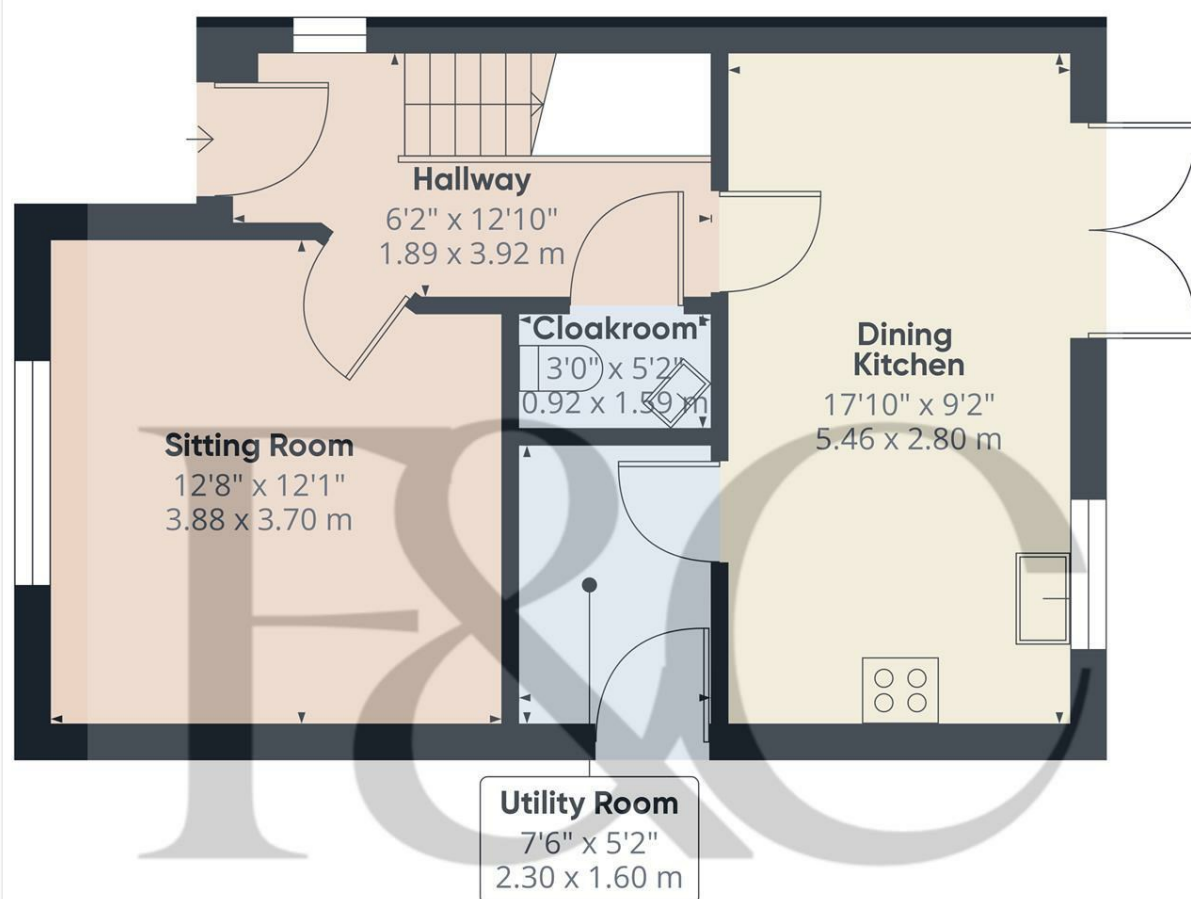


Outside

To the front of the property is a fore-garden which is mainly laid to lawn with shrubs to the frontage. A paved pathway provides access to the front door and there is an outside light. A driveway to the side of the house provides off-road parking for several vehicles and leads to a single garage with up and over door, light and power. A gate to the side provides access to the enclosed rear garden. To the rear of the property there is an enclosed garden which briefly comprises of an extensive decked patio leading to a lawned garden with additional paved patio to the rear of the garage. There is a timber pergola, outside lighting and a cold water tap.



Council Tax Band E



Floor 0

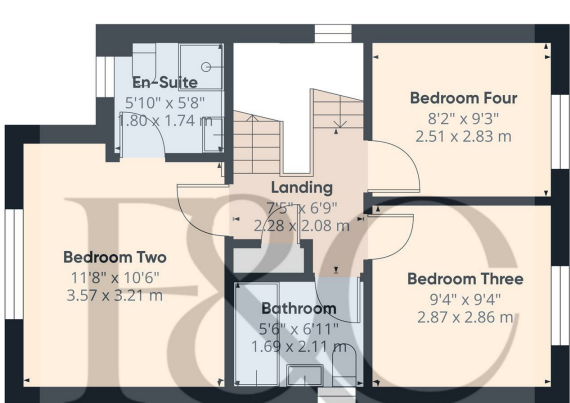
Approximate total area⁽¹⁾
456.28 ft²
42.39 m²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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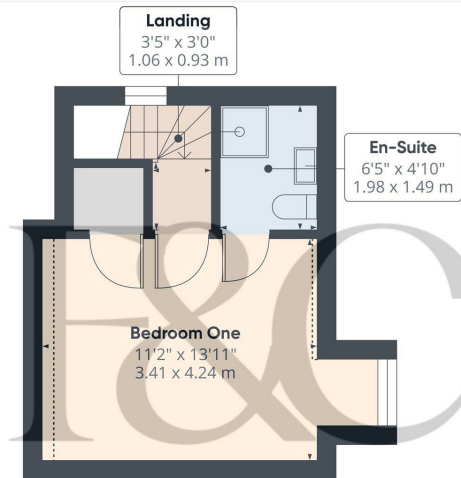
Floor 1

Approximate total area⁽¹⁾
435.48 ft²
40.55 m²

(1) Excluding balconies and terraces

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Floor 2

Approximate total area⁽¹⁾
220.24 ft²
20.48 m²

Reduced footprint
..... Below 3'6" (1.1 m)

(1) Excluding balconies and terraces

Reduced footprint
..... Below 3'6" (1.1 m)

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Council Tax Band: E
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(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	