

# Fletcher & Company

24 Sutton Lane, Hilton, Derby, DE65 5FB

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£399,950

Freehold

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- Large Plot with Potential to Extend
- Porch & Entrance Hall
- Spacious Living Room
- Dining Kitchen
- Three Bedrooms & Bathroom
- Driveway & Garage
- Gardener's WC & Store
- Impressive Well-Established Garden
- No Upper Chain
- Offers Excellent Potential







## Summary

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A substantial, generous three bedroom, detached bungalow occupying a fabulous location off Sutton Lane in Hilton old village.

This is a rare opportunity to acquire a sizeable bungalow on a larger than average plot in a particularly sought-after location in Hilton old village off Sutton Lane. The property is sold with the benefit of no upper chain and features double glazed and gas central heated accommodation comprising porch, spacious entrance hall, good sized living room, open plan dining kitchen, three generous bedrooms and separate bathroom. We would point out that due to the size of the plot there is potential to extend the accommodation, subject to the necessary planning consents.

The property occupies an impressive plot measuring one fifth of an acre (approximately) and sits amid attractive gardens incorporating extensive shaped lawn, plentiful and well-stocked borders/flower beds with flowering plants, shrubs and trees. The garden offers a high degree of privacy and also features a patio and hard standing behind the garage (ideal for greenhouse/sheds). The property also has a good sized driveway, single garage, gardener's WC and storage.

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### **The Location**

Hilton is a popular village with a good range of amenities including shops, primary school, pubs, pleasant walks in the surrounding open countryside and easy access to Derby City centre and Burton upon Trent. The property is also convenient for the A50 and A38.

### **Accommodation**

#### **Porch**

6'0" x 2'1" (1.83 x 0.64)

A double glazed entrance door with matching side light provides access to porch with panelled and glazed door with matching side light to spacious entrance hall.

#### **Entrance Hall**

12'7" x 7'0" (3.86 x 2.15)

Having a central heating radiator, useful storage cupboard and access to loft space.



### Spacious Living Room

17'9" x 11'11" (5.42 x 3.65)

With central heating radiator, TV aerial point, coving to ceiling and double glazed windows to side and front.



### Dining Kitchen

17'10" x 11'10" (5.46 x 3.61)



### Dining Area

Having ample space for dining, central heating radiator and gas fired boiler.



### Kitchen Area

Comprising wood grain effect worktops, tiled surrounds, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, appliance space suitable for freestanding electric cooker, fridge and washing machine, central heating radiator, double glazed windows to side and rear and matching door to garden.



### Bedroom One

12'0" x 11'9" (3.66 x 3.60)

Having a central heating radiator, fitted wardrobes and drawers and double glazed windows to front and side.





### **Bedroom Two**

11'10" x 8'9" (3.63 x 2.69)

With central heating radiator and double glazed windows to side and rear.



### **Bedroom Three**

9'1" x 8'9" (2.77 x 2.68)

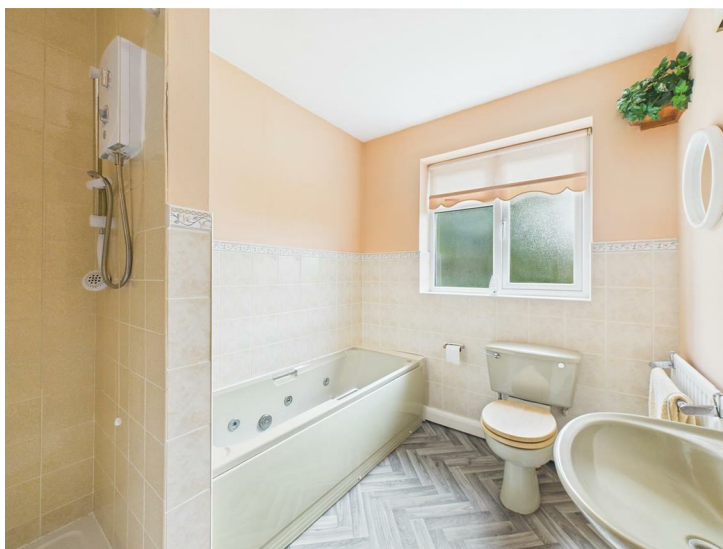
Having a central heating radiator, built-in wardrobe and double glazed window to side.



### **Bathroom**

8'9" x 7'0" (2.67 x 2.14)

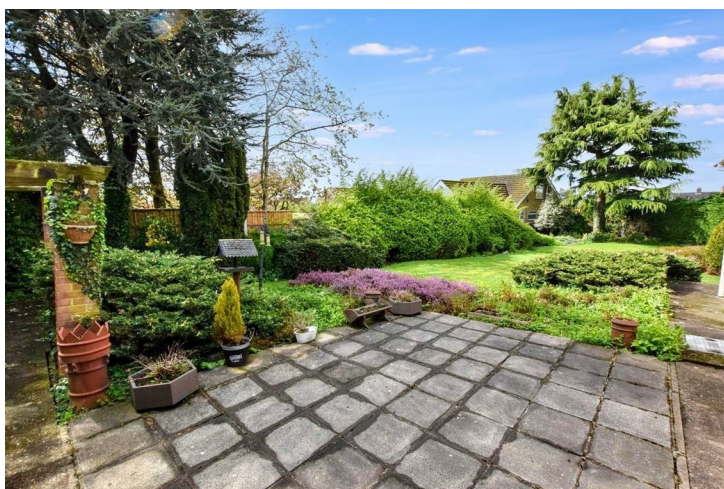
Partly tiled with a full bathroom suite comprising low flush WC, pedestal wash handbasin, bath, separate shower cubicle, central heating radiator and double glazed window to rear.





## Outside

The property occupies a fabulous location at the end of a private driveway, which services just five properties, off Sutton Lane. This is a particularly pleasant spot and number 24 benefits from a sizeable plot measuring one fifth of an acre (approximately) with extensive gardens to the side and rear and offering further potential for extending the living accommodation (subject to the necessary planning consents). The property benefits from a good-sized driveway, garage, gardener's WC and useful store. Behind this is a useful hard standing area suitable for greenhouse/sheds. The gardens offer a high degree of privacy and are particularly well-established with a patio area overlooking the well-planted flower beds/borders which contain a varied selection of flowering plants, shrubs and trees. There is a shaped lawn which narrows to a point towards the back end of the plot. The outside space is a true feature of the sale.



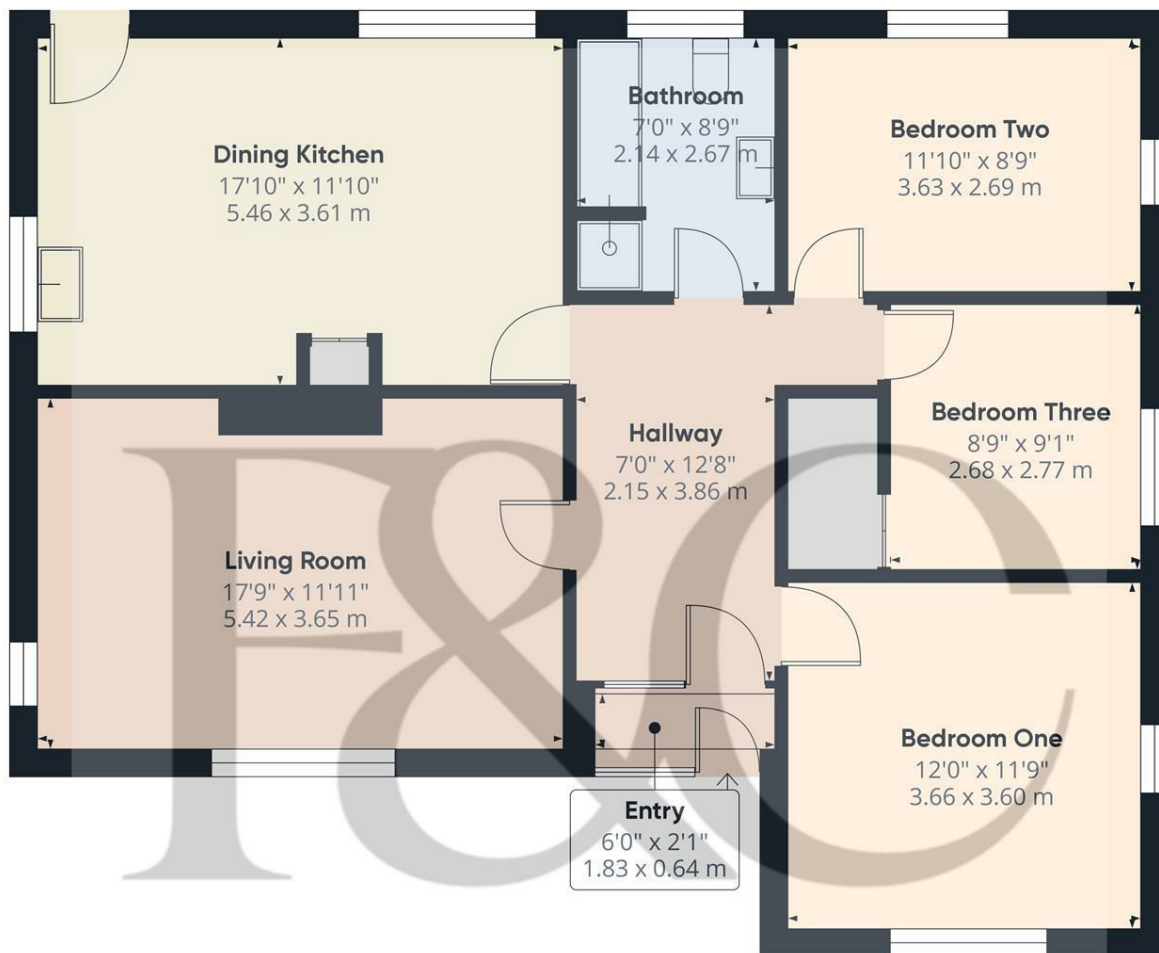
## Council Tax Band D











Floor 0 Building 1

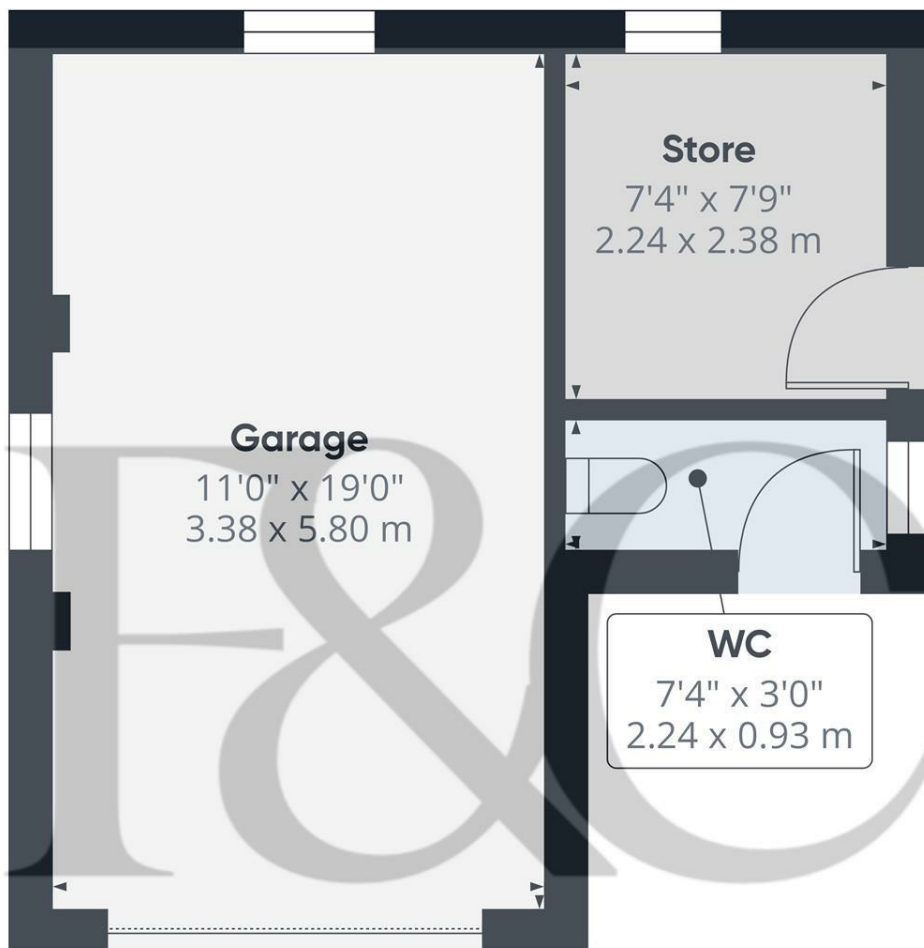
Approximate total area<sup>(1)</sup>  
952.94 ft<sup>2</sup>  
88.53 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

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Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
291 ft<sup>2</sup>  
27 m<sup>2</sup>

(1) Excluding balconies and terraces

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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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## Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>83</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>58</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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Council Tax Band: D  
Tenure: Freehold

