



Arnfield Drive, Hilton Derby DE65 5AA

welcome to

Arnfield Drive, Hilton Derby

****POPULAR DEVELOPMENT****

An internal inspection is recommended to appreciate this modern four bedroom detached house on the popular St Modwen's development.



Entrance Hall

Having a upvc door to the front, under stairs storage cupboard, radiator, karndeian flooring and stairs to the first floor.

Cloakroom

Having a double glazed window to the side, w.c, wash hand basin, radiator and karndeian flooring.

Study

9' 8" Max x 6' 11" Max (2.95m Max x 2.11m Max)
Having a double glazed window to the front and a radiator.

Lounge

13' 4" Plus Bay x 12' 9" (4.06m Plus Bay x 3.89m)
Having a double glazed bay window to the front and two radiators.

Kitchen/diner

19' 7" x 9' 5" (5.97m x 2.87m)
Having a double glazed window to the rear, matching wall and base units, worktops, sink drainer, gas hob, integrated cooker, cooker hood, downlights, integrated fridge freezer, radiator, vinyl flooring, double glazed window to the rear and french upvc doors to the rear.

Utility Room

9' 6" x 5' 8" (2.90m x 1.73m)
Having a upvc door to the rear, enclosed boiler, base units with stainless steel sink drainer, plumbing for a washing machine, radiator and vinyl flooring.

Landing

Having loft access and a radiator.

Bedroom One

12' 4" Max x 12' 9" Max (3.76m Max x 3.89m Max)
Having a double glazed window to the front, radiator and built in wardrobe.

En Suite

Having a double glazed window to the front, wash hand basin, w/c, mains double shower cubicle, downlights, heated towel rail and vinyl flooring.

Bedroom Two

10' 8" x 9' (3.25m x 2.74m)
Having a double glazed window to the rear , fitted wardrobe and a radiator.

Bedroom Three

12' 4" Into Recess x 9' (3.76m Into Recess x 2.74m)
Having a double glazed window to the front, built in wardrobe, cupboard and radiator.

Bedroom Four

10' 8" x 6' 6" (3.25m x 1.98m)
Having a double glazed window to the rear and radiator,

Bathroom

Having a double glazed window to the rear, w.c, bath, tiling, wash hand basin, shower cubicle, downlights and vinyl flooring.

Outside

To the front is a tarmac driveway, a lawned area and a pathway leading to the front entrance and to the side gate giving access to the rear garden and has metal railings. To the rear is a decked patio area , artificial grass, established plants, gravel boarders, bin store and outdoor lights.

Outbuilding Summer House

20' x 10' (6.10m x 3.05m)
Built of timber construction which is insulated , double glazed windows and French door and a heater, internet access and outside power supply is also fitted.

Single Detached Garage

Having an up and over door, power, lighting and outdoor lights.



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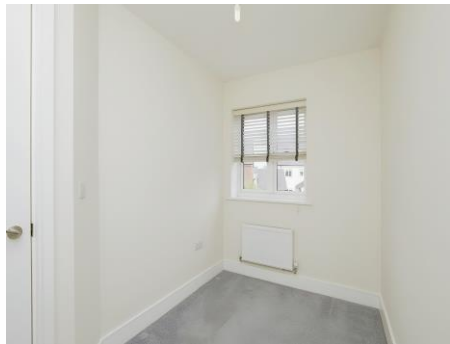
Arnfield Drive, Hilton Derby

- ST MODWENS HOME
- FOUR BEDROOMS
- MASTER WITH ENSUITE
- GARAGE
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: B

offers in the region of

£350,000



view this property online [bagshawsresidential.co.uk/Property/MVR107926](https://www.bagshawsresidential.co.uk/Property/MVR107926)

Please note the marker reflects the postcode not the actual property



Property Ref:
MVR107926 - 0006

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