



**Eden Close, Hilton Derby DE65 5NL**

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## **Eden Close, Hilton Derby**

This property is perfect for first time buyers with the ground floor consisting of an entrance hallway, lounge/diner, kitchen, and a downstairs w/c. To the first floor there is two well-presented bedrooms and a family bathroom.

### **Entrance Hallway**

With laminate flooring, storage cupboard, doors leading to the kitchen, downstairs w/c, lounge/diner and stairs to the first floor.

### **Kitchen**

9' 5" x 6' 1" ( 2.87m x 1.85m )

With a window to the front elevation, tiled flooring, fitted kitchen comprising of a stainless steel sink set in a base unit, further base, wall and drawer units, induction hob, integrated oven, cooker hood, microwave, space for appliances.

### **W/C**

With laminate flooring, central heating radiator, low level w/c, wash hand basin with complementary splashback tillage.

### **Lounge/Diner**

12' 6" x 11' 9" ( 3.81m x 3.58m )

With laminate flooring, windows to the rear elevation with patio doors leading to the rear garden.

### **Landing**

With carpeted flooring and doors leading to the bedrooms and the bathroom.

### **Master Bedroom**

12' 7" x 9' 6" ( 3.84m x 2.90m )

With two windows to the front elevation with stunning views overlooking the nearby fields, carpeted flooring, central heating radiator, storage cupboard and fitted wardrobes.

### **Bedroom Two**

11' 8" x 6' 8" ( 3.56m x 2.03m )

With a window to the rear elevation, carpeted flooring, central heating radiator.

### **Bathroom**

With a window to the rear elevation, laminate flooring, central heating radiator, low level w/c, wash hand basin, bath with overhead shower attachments.

### **External**

To the front there is a patio area leading to the entrance door with bark surrounding. To the rear there is a private and enclosed rear garden with a wooden patio area leading to the laid-to-lawn garden with a gate leading to the garage.





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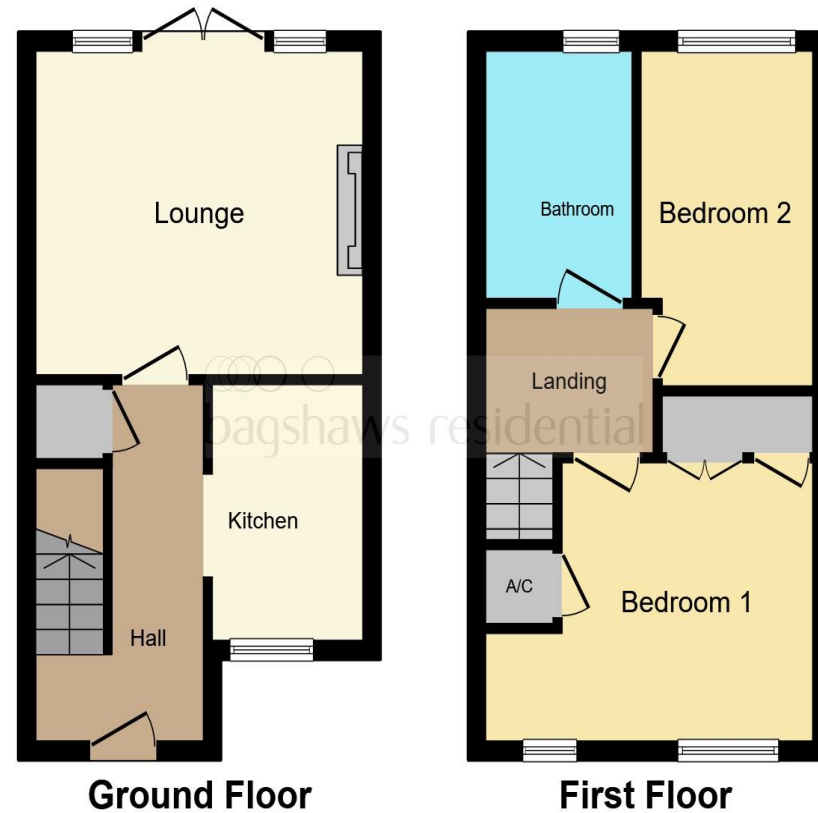
welcome to

## Eden Close, Hilton Derby

- Two well-presented bedrooms
- Spacious lounge
- Private and enclosed rear garden
- Downstairs w/c and family bathroom
- Garage

Tenure: Freehold EPC Rating: C

**£189,950**



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