



Kyle Road, Hilton DERBY DE65 5JY

welcome to

Kyle Road, Hilton DERBY

SUBSTANTIAL DETACHED FAMILY HOME - In brief comprising; entrance hallway, downstairs wc, lounge, dining room, kitchen, five bedrooms, a family bathroom, and en suites to the second floor bedrooms, a driveway, detached double garage and rear garden.



Entrance Hallway

Entering the property through the front door leads to the hallway which has doors to the lounge, kitchen and cloakroom, along with stairs to the first floor accommodation.

Cloakroom

With a low level w/c, wash hand basin, complimentary splashback tiling, tiled flooring, a radiator, and a frosted double glazed window to side.

Lounge

12' 6" Max x 10' 2" (3.81m Max x 3.10m)

The lounge has a double glazed box bay window to the front, feature gas fireplace with a decorative mantle and hearth, wood laminate flooring, a radiator, and an opening to the dining room.

Dining Room

10' 1" x 9' 3" (3.07m x 2.82m)

With an opening through to the lounge, a door to the kitchen, french doors opening to the rear garden, wood laminate flooring, and a radiator.

Kitchen

16' 2" x 9' 1" (4.93m x 2.77m)

Fitted kitchen comprising of matching base, wall, and drawer units, an integrated oven and four-ring gas hob, overhead extractor hood, fridge freezer, and stainless steel sink, space for further appliances, complimentary splashback tiling, a breakfast bar, tiled flooring, double glazed windows to the side and rear, and an external door to the side.

First Floor Landing

Landing to the first floor giving access to bedrooms three, four, and five, and the main bathroom, and stairs to the ground floor and second floor. With a storage cupboard.

Bedroom Five

9' 1" x 6' 11" (2.77m x 2.11m)

Bedroom with carpeted flooring, a double glazed window to the front, and a radiator.

Bedroom Four

10' 11" x 10' 2" Max (3.33m x 3.10m Max)

Double bedroom with carpeted flooring, a double glazed window to the rear, and a radiator.

Bedroom Three

10' 2" x 11' 7" Max (3.10m x 3.53m Max)

Double bedroom with a double glazed, box bay window to the front, wood laminate flooring, and a radiator.

Bathroom

Comprising of a bath with grab handles and an overhead shower, a freestanding shower cubicle, a wash-hand basin, low-level w/c, partly tiled walls, tiled flooring, and a frosted double glazed window to the rear.

Second Floor Landing

Landing to the second floor, giving access to bedrooms one and two, with stairs down to the first floor.

Bedroom Two

12' 10" x 9' 11" (3.91m x 3.02m)

Double bedroom with a Juliette balcony to the front, carpeted flooring, a radiator, and a door through to the ensuite.

En Suite

Ensuite to bedroom two, with a low-level w/c, wash-hand basin, tiled flooring, and a frosted double glazed window to the front.

Bedroom One

11' 10" x 16' 9" (3.61m x 5.11m)

Master bedroom with a Juliette balcony to the side, a double glazed window to the rear, carpeted flooring, a radiator, and a door through to the ensuite.

En Suite

Ensuite to bedroom one, comprising of a shower, wash-hand basin, and low-level w/c, with partly tiled walls, a frosted double glazed window to the rear, laminate flooring, and a radiator.

External

To the front of the property is a driveway providing ample off road parking along with the benefit of a detached double garage which has two up & over doors and a side personnel. To the rear is a pleasant garden with patio sitting areas, lawn and fenced to boundaries.

Garage

Double garage with two up-and-over doors, with a driveway to the front providing off-road parking to multiple vehicles.



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welcome to

Kyle Road, Hilton DERBY

- DETACHED FAMILY HOME
- FIVE BEDROOMS
- KITCHEN AND TWO RECEPTION ROOMS
- CLOAKROOM AND FAMILY BATHROOM
- TWO ENSUITES

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in the region of

£335,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MVR108637 - 0005

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