



**Halifax Close, Hilton Derby DE65 5HH**



**welcome to**

**Halifax Close, Hilton Derby**

This three bedroom detached house, situated at the end of a cul-de-sac in the popular South Derbyshire Village of Hilton, boasts three bedrooms, master ensuite, bathroom, downstairs cloakroom, lounge, kitchen diner, conservatory, garage, driveway, and a front and rear garden.



### **Entrance Hall**

Entrance hall giving access to the downstairs cloakroom and lounge. With a double glazed window to the side, and an under-stair storage cupboard.

### **Cloakroom**

Ground floor cloakroom with a w/c, wash-hand basin, tiled flooring, a frosted double glazed window to the front, and a radiator.

### **Lounge**

14' 7" x 10' 3" ( 4.45m x 3.12m )

With a feature electric fire and surround, patio doors through to the conservatory, a door through to the rear hallway, carpeted flooring, a double glazed window to the front, and a radiator.

### **Rear Hallway**

With doors through to the kitchen diner and lounge, access to the stairs to the first floor, and an external door out to the rear garden.

### **Kitchen**

15' 3" x 9' 7" ( 4.65m x 2.92m )

Modern fitted kitchen comprising of a range of matching base, wall, and drawer units, with a range of integrated appliances such as a double oven, induction hob, overhead extractor hood, washing machine, dishwasher, fridge freezer, and stainless steel sink. With spotlights to the ceiling, tiled flooring, double glazed windows to the front and rear, and a radiator.

### **Conservatory**

Brick-base conservatory with wrap-around double glazed windows, and french doors out to the rear garden, power, lighting, and an electric heater.

### **Landing**

First floor landing, with doors through to all three bedrooms and the main bathroom.

### **Bedroom One**

11' 2" x 9' 3" ( 3.40m x 2.82m )

Double bedroom with a double glazed window to the rear, carpeted flooring, a radiator, and an archway through to the master ensuite.

### **Ensuite**

Ensuite to the master with a wash-hand basin, and shower, with a frosted double glazed window to the front, and a heated towel rail.

### **Bedroom Two**

10' 2" x 8' 3" ( 3.10m x 2.51m )

Double bedroom with fitted wardrobes, a cupboard over the stair bulk, carpeted flooring, a double glazed window to the rear, and a radiator.

### **Bedroom Three**

8' 1" x 7' 2" ( 2.46m x 2.18m )

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

### **Bathroom**

Main bathroom comprising of a p-shaped bath with overhead shower, w/c, and wash-hand basin. With tiled flooring, part-tiled walls, a frosted double glazed window to the front, spotlights to the ceiling, and an extractor fan.

### **Garage**

Single garage with an up-and-over door

### **External**

With a driveway leading up to the garage providing off-road parking for multiple vehicles, and a patio-paved pathway leading to the front of the property through to the laid-to-lawn front garden. The rear garden is mainly laid-to-lawn, with patio-paving and borders with rockery and mature shrubs and greenery. To the side of the property, there is a pathway with a gate for external access to the front and rear gardens.



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welcome to

## Halifax Close, Hilton Derby

- THREE BEDROOM DETACHED HOUSE
- NO CHAIN
- CUL-DE-SAC LOCATION
- MODERN FITTED KITCHEN DINER
- LOUNGE AND CONSERVATORY

Tenure: Freehold EPC Rating: C

offers in excess of

**£250,000**



Please note the marker reflects the  
postcode not the actual property

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