



Falaise Way, Hilton DERBY DE65 5JT

welcome to

Falaise Way, Hilton DERBY

Situated in the sought after Derbyshire suburb of Hilton, this three bedroom detached family house comprises of an entrance hallway, lounge, kitchen, family room, three bedrooms, family bathroom, driveway, detached garage and rear garden. A great home for the lucky buyer. Call us now to view!



Entrance Hallway

Upon entry through the front door, the entrance hall provides access to the downstairs w/c which comprises of; a low-level w/c and wash-hand basin; the lounge. and first floor landing.

Lounge

14' 7" x 13' 3" (4.45m x 4.04m)

Spacious lounge finished with wood laminate flooring, a radiator, double-glazed windows to the front and double-doors leading to the kitchen diner.

Kitchen Diner

9' 7" x 14' 6" (2.92m x 4.42m)

Modern fitted kitchen comprising of a range of base, wall and drawer units, with an integrated four ring hob, overhead extractor hood, oven, one bowl sink and drainer with a mixer tap and a dishwasher. With space for additional appliances such as a fridge/freezer. Finished with wood laminate flooring, splash back tiling, spotlights to the ceiling, under lighting, a double-glazed window to the rear and an archway to the family room. Used as a dining area also, perfect for family gatherings and meals.

Family Room

Brick-base built conservatory finished with wood laminate flooring, a radiator, surrounding double-glazed windows and patio doors leading to the rear garden. A great space for family time, with plenty of natural light flooding the room.

Landing

First floor landing providing access to three bedrooms, family bathroom and cupboard. Finished with carpeted flooring and a double-glazed window to the side.

Bedroom One

10' 6" x 8' 2" (3.20m x 2.49m)

Double bedroom finished with carpeted flooring, in built wardrobe, a radiator and double-glazed window the front.

Bedroom Two

10' 1" x 8' 3" (3.07m x 2.51m)

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

Bedroom Three

6' 8" x 10' 11" (2.03m x 3.33m)

Single bedroom finished with carpeted flooring, a radiator, cupboard and double-glazed window the front.

Bathroom

Modern three-piece suite comprising of a low-level w/c, wash-hand basin and bath with an overhead shower. Finished with tiled flooring, tiled walls, under floor heating, spotlights to the ceiling and a frosted double-glazed window to the rear.

External

Externally, to the front a driveway providing off-road parking for multiple vehicles, a single garage with an up and over door, usefully an electric vehicle charging point, enclosed in mature shrubbery for privacy. To the rear, mainly laid-to-lawn alongside brick paving, a great space for family gatherings and relaxation. Surrounded with mature shrubbery, foliage and trees, enclosed with wooden fencing for privacy.



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welcome to

Falaise Way, Hilton DERBY

- THREE BEDROOM DETACHED HOUSE
- SPACIOUS LOUNGE AND KITCHEN DINER
- BEAUTIFULLY PRESENTED THROUGHOUT
- OFF-ROAD PARKING & DETACHED GARAGE
- ELECTRIC VEHICLE CHARGING POINT

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£255,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MVR108918 - 0005

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