



Peacroft Lane, Hilton Derby DE65 5GH

welcome to

Peacroft Lane, Hilton Derby

Situated in the sought-after Derbyshire village of Hilton, a beautifully extended three-bedroom detached house comprising of an entrance hallway, lounge, dining room, conservatory, kitchen, two bedrooms, a shower room, driveway, rear garden and garage. Call us now to view!



Entrance Hallway

Upon entry through the porch the entrance hallway provides access to the lounge, kitchen, downstairs w/c and first floor landing. Finished with carpeted flooring, a cupboard, an understair cupboard and a radiator.

Lounge

14' 1" x 10' 8" (4.29m x 3.25m)

Cosy lounge finished with carpeted flooring, a radiator, a double-glazed bay window to the front and bi-fold doors leading to the dining room.

Dining Room

8' 2" x 17' 9" (2.49m x 5.41m)

Accessed through the lounge or kitchen, an inviting dining room, finished with carpeted flooring, a radiator, a frosted double-glazed window to the side and sliding doors to the conservatory.

Kitchen

8' 6" x 14' 4" (2.59m x 4.37m)

Fitted kitchen comprising of base, wall and drawer units, with an integrated induction hob, overhead extractor hood, oven, dishwasher, washing machine, and Belfast sink. Finished with tiled flooring, splashback tiling, spotlights to the ceiling, double-glazed window to the side and rear, and a connecting door to the conservatory.

Conservatory

Brick-base built conservatory finished with wood laminate flooring, double-glazed wrap-around windows, French doors leading out to the rear garden, lighting and power. A beautiful space, perfect for relaxation, especially during those summer months.

Landing

First floor landing providing access to three bedrooms and the shower room. Finished with carpeted flooring and a double-glazed window to the side.

Bedroom One

17' 3" x 9' 7" (5.26m x 2.92m)

Tastefully presented extended double bedroom finished with carpeted flooring, a radiator, cupboard and double-glazed window to the rear.

Bedroom Two

9' 8" x 12' (2.95m x 3.66m)

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

Bedroom Three

9' 1" x 7' 3" (2.77m x 2.21m)

Built in single bed with shelving, finished with carpeted flooring, a cupboard, radiator and double-glazed window to the front.

Bathroom

Three-piece suite comprising of a wash-hand basin vanity, low-level w/c and shower cubicle. Finished with laminate flooring, tiled walls, spotlights to the ceiling, a towel rail, storage cupboard, and a frosted double-glazed window to the side and rear.

External

Externally, to the front, a driveway providing off-road parking for multiple vehicles. To the rear, a lovely established garden, mainly laid-to-lawn surrounded by patio slabbed paving, perfect for seating, with raised flower beds, a shed and detached garage providing extra storage space.



check out more properties at bagshawsresidential.co.uk



welcome to

Peacroft Lane, Hilton Derby

- EXTENDED DETACHED FAMILY HOME
- THREE WELL-PROPORTIONED BEDROOMS
- RECENTLY RENOVATED AND BEAUTIFULLY PRESENTED
- TWO RECEPTIONS, KITCHEN, AND CONSERVATORY
- FAMILY BATHROOM AND DOWNSTAIRS W/C

Tenure: Freehold EPC Rating: E

Council Tax Band: C

offers in excess of

£300,000



Please note the marker reflects the postcode not the actual property

check out more properties at bagshawsresidential.co.uk



Property Ref:
MVR109281 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01332 518844



mickleover@bagshawsresidential.co.uk



14 The Square, Mickleover, DERBY, Derbyshire,
DE3 0DD



bagshawsresidential.co.uk