









## 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.

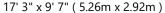
## Conservatory

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**



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.





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# **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

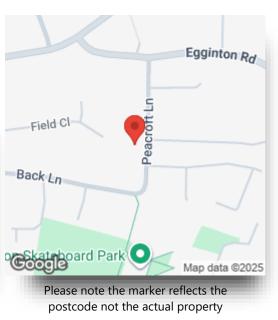
offers in excess of

£300,000









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