

Derby Road, Hilton, DE65 5FP



Hannells

— SELECT —



WELCOME TO SELECT

Like all of our outstanding **SELECT** properties, there's much to admire about this fantastic property that might just be your new home. If you like what you see, don't risk missing out on it. Contact us today to organise a viewing at your earliest convenience. If you have any questions or would like more information, please feel free to get in touch.



3. KEY FEATURES

KEY FEATURES

- > Most Spacious Five Double Bedroomed Detached Cottage
- > Three Reception Rooms
- > Bespoke Fitted Breakfast Kitchen
- > Council Tax Banding E
- > Freehold



“ Hannells Select present to the market this unique five double bedroom detached cottage is believed to have been built in the early 1900's and was originally a two bedroom cottage, before having a seamless and substantial extension to create this remarkable spacious family home. The cottage sits on generous grounds and offers a versatile layout and is ideal for buyers looking to purchase an excellent sized accommodation. The property enjoys the benefits of double glazing, gas central heating, security alarm system, three reception rooms, ample off road parking, double detached garage and a generous sized garden. This stunning home demands an internal inspection to appreciate the impressive accommodation on offer.

In brief this fantastic home comprises; Entrance porch with tiled floor, extensive entrance hallway, impressive sized lounge with log burner stove and sliding patio door leading to the rear garden, a separate dining room with useful under stairs storage cupboard, a delightful study with feature fire, bespoke fitted breakfast kitchen with a range of units and integrated appliances, useful pantry with matching kitchen units, a further utility room and a ground floor shower room. To the first floor can be found a galleried landing with storage cupboard, five double bedrooms (two bedrooms with fitted wardrobes), Jack and Jill shower room and a family bathroom with a white three piece suite.

The front of the property is accessed via a wooden gate leading onto a courtyard driveway providing ample off-road parking, a double detached garage (which has an electric up-and-over door, power and lighting), a further storage outhouse also with power and lighting and a secure gate giving access to the rear of the property. Here can be found a glorious enclosed garden mainly laid to lawn with two patio seating areas, a range of seasonal flower and shrub beds, well established trees, vegetable garden, green house, garden shed, a good sized outhouse currently used as a work shop, feature pond and hedge and fenced boundaries.

Derby Road is conveniently located close to local shops, public transport routes, well regarded schools and amenities within Hilton. The property also benefits from excellent road links with the A50 and A38 road networks leading to the M1 motorway and East Midlands Airport. The property must be viewed internally to be fully appreciated.

”



5. ROOM DESCRIPTION



Entry | 4' 10" x 9' 3" (1.47m x 2.82m)

Hallway | 10' 7" x 5' 7" (3.22m x 1.70m)

Bathroom | 5' 4" x 7' 9" (1.62m x 2.36m)

Dining Room | 15' 10" x 11' 3" (4.82m x 3.43m)

Family Room | 11' 9" x 11' 3" (3.58m x 3.43m)

Living Room | 14' 7" x 19' 7" (4.44m x 5.96m)

Kitchen | 12' 11" x 15' 10" (3.93m x 4.82m)

Pantry | 7' 1" x 4' 11" (2.16m x 1.50m)

Utility Room | 7' 1" x 8' 5" (2.16m x 2.56m)

Landing | 6' 4" x 11' 4" (1.93m x 3.45m)

Bedroom | 12' 10" x 19' 7" (3.91m x 5.96m)

En Suite | 5' 5" x 8' 1" (1.65m x 2.46m)

Bedroom | 12' 5" x 11' 4" (3.78m x 3.45m)

Bedroom | 10' 10" x 13' 3" (3.30m x 4.04m)

Bedroom | 11' 9" x 11' 5" (3.58m x 3.48m)

Bedroom | 10' 10" x 12' 4" (3.30m x 3.76m)

Bathroom | 7' 11" x 7' 2" (2.41m x 2.18m)



6. FLOOR PLAN / OUTSIDE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



GET IN TOUCH

Tel: 01332 540522

Email: mickleover@hannells.co.uk

Visit: www.hannells.co.uk

We recommend our preferred partner law firms who are solicitors selected by Us for their experience and efficiency in providing conveyancing services. We receive a referral fee of £185 per completed transaction. They are independent professionals upon whom You can rely for independent and confidential advice. Their conveyancing charges are available on request. We recommend our preferred partner Mortgage intermediaries who are mortgage specialists available to provide you with the advice you need and who will take care of everything from explaining options and helping you select the right mortgage, to choosing the most suitable protection for you and your family and handling the whole application process. We receive a referral fee of approximately £350 per completed transaction. We recommend our preferred partner Insurance Company who provide Buildings and Contents Insurance. We receive a referral fee of approximately £25 per completed transaction. We recommend our preferred partner Removal Company for home removals. We receive a referral fee of £50 per completed transaction. You are NOT obliged to use our preferred partner services.

These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and Hannells Ltd nor the vendors accept any liability of their contents. They do not constitute an offer for sale. Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification of information. The Property Misdescription Act 1991 – The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.