



Blackbrook Road, Hilton, Derby, DE65 5QP
£290,000
Freehold



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Acquire Sales and Lettings are pleased to present this sought after four bed house, located on a quiet road on the Wakelyn Gardens estate in Hilton. The plot is well positioned on a quiet cul de sac and backing on to open land, creating a delightful private garden. Built by Persimmon Homes and spread over three floors, the property briefly comprises of entrance hallway giving access to stairs, living room, downstairs WC and kitchen/dining room. Stairs take you to the first floor where there are three bedrooms and family bathroom. To the second floor is the master suite with bedroom and ensuite. Externally to the property you find an enclosed, South East facing garden to the rear and double driveway to the front. This modern, family house benefits from gas central heating and upvc double glazing throughout.



ENTRANCE HALL

Vinyl laminate flooring and gas central heated radiator. This welcoming hallway offers access to downstairs WC, kitchen/diner and living room. There are stairs leading to the first floor with a well sized storage cupboard underneath.

LIVING ROOM

10' 2" x 16' 6" (3.114m x 5.048m) Vinyl laminate to floor, gas central heated radiator and upvc double glazed patio doors and window to front elevation. Feature fitted media wall with electric fire and shelving.



KITCHEN/DINER

15' 2" x 9' 6" (4.647m x 2.917m) Vinyl laminate flooring and upvc double glazed window to front elevation. Full range of modern wall and base units with integrated fridge/freezer, electric oven and gas hob with extractor over. Space for appliances including dishwasher and washing machine. Space for a well sized family dining table.

DOWNSTAIRS WC

5' 5" x 2' 11" (1.661m x 0.896m) Vinyl laminate to floor, gas central heated radiator and upvc double glazed window to front elevation. Two piece suite comprising of low level wc and wash hand basin.

STAIRS AND FIRST FLOOR LANDING

Carpeted flooring and access to three bedrooms and bathroom.

BEDROOM 2

13' 5" x 9' 7" (4.097m x 2.929m) Carpet to floor, gas central heated radiator and upvc double glazed window to rear elevation.



BEDROOM 3

12' 2" x 9' 7" (3.714m x 2.930m) Carpet to floor, gas central heated radiator and upvc double glazed window to front elevation.

BEDROOM 4

10' 3" x 6' 7" (3.141m x 2.020m) Carpet to floor, gas central heated radiator and upvc double glazed window to rear elevation.



BATHROOM

5' 6" x 6' 8" (1.696m x 2.045m) Vinyl laminate to floor, gas central radiator and upvc window to front elevation. Tiled walls with three piece suite comprising of panelled bath with shower over, wash hand basin and low level wc.

STAIRS AND SECOND FLOOR LANDING

Carpeted flooring and access to master bedroom with ensuite.

MASTER BEDROOM

20' 9" x 12' 5" (6.343m x 3.810m) Carpet to floor, gas central heated radiator, upvc double glazed window to front elevation and velux window to rear elevation. Range of fitted cupboards and wardrobes in alcoves.



ENSUITE

6' 10" x 6' 7" (2.085m x 2.020m) Vinyl laminate to floor, gas central radiator and velux window to rear elevation. Tiled walls with three piece suite comprising of large walk in shower cubicle, wash hand basin and low level wc.

OUTSIDE

To the side of the property is a driveway with parking for 2 cars. To the rear is a secluded, enclosed, low maintenance garden with lawn and patio. There is access via rear gate or patio doors from living room. The generous sized plot is situated to enjoy the sun throughout the day and benefits from backing on to open land. There is an outbuilding which can be utilised as a bar, gym, office or workshop and has electrics.

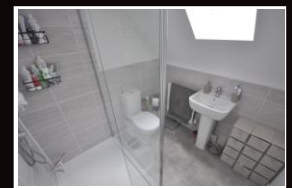
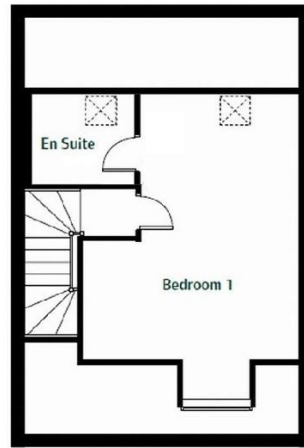
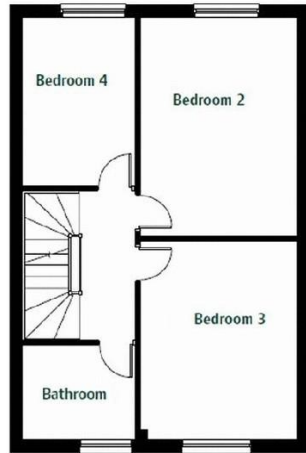
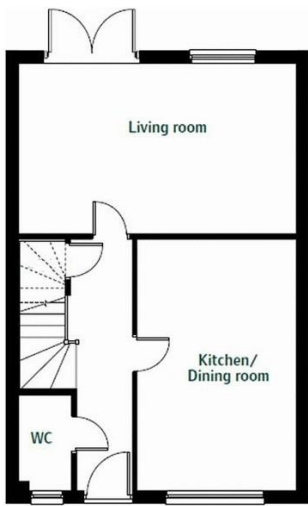
DISCLAIMER

Council tax band D.

Annual service charge of £180.

Whilst every attempt has been made to ensure the accuracy of the details of floor plan, measurements, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		



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Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'acquire properties' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.