



## 18a Sunny Hill, Milford, Belper, DE56 0QR

**£424,950**



Offered with vacant possession/ no chain. A modern four bedroom detached family home in need of some updating. The well proportioned accommodation has a driveway, double garage and rear garden with an open aspect and views over Milford. Viewing is strongly recommended.



# 18a Sunny Hill, Milford, Belper, DE56 0QR

**£424,950**



The welcoming accommodation has an entrance porch, reception hallway, generous lounge through diner, fitted kitchen, guest WC and to the first floor there are four good sized bedrooms and a family bathroom.

Benefiting from gas central heating fired by a combi boiler and UPVC double glazed windows and doors.

To the front of the property is a driveway providing off road parking and leading to a detached double garage. A gate to the side leads to a sunny paved seating area with the rear garden being laid to lawn with mature trees, shrubs and flowering plants. The garden has a seating area, perfect for enjoying the open aspect and views over the Derwent valley.

Situated with in the conservation area, Milford is a desirable village having an excellent primary school and popular real ale pubs and restaurants. Renowned for its historic mills, character and charm, close to major road links A6, A38 & M1 whilst within easy reach of Derby, Nottingham, historic local countryside and the beautiful Peak District.

## ACCOMMODATION

A half glazed UPVC entrance door allows access into :

## ENTRANCE PORCH

There is ceramic tiled flooring and a glazed door opens into :

## RECEPTION HALLWAY

Having a UPVC double glazed window to the side, radiator, in-built under stairs storage cupboard and stairs climb off to the first floor.

## GUEST WC

Appointed with a low flush WC, wall mounted wash hand basin, radiator, UPVC double glazed window to the side and radiator.

## LOUNGE DINER

27'7 x 11'5 over all measurements (8.41m x 3.48m over all measurements)

## LOUNGE

17'2 x 11'5 (5.23m x 3.48m )

There is a stone built fire place with wooden mantel shelf with slate hearth housing a gas fire, TV aerial point, radiator and a UPVC double glazed window to the front elevation. Open arch into :

## DINING AREA

11'7 x 9'3 (3.53m x 2.82m )

There is a serving hatch, radiator and secondary glazed patio doors open onto the garden.

## FITTED KITCHEN

11'3 x 10' (3.43m x 3.05m)

Appointed with a range of light oak base cupboards, drawers and eye level units with rolled top work surface over incorporating a stainless steel sink drainer with mixer taps and splash back tiling. Integrated appliances include a Neff electric oven, ceramic hob, Bosch microwave and fridge freezer. There is a UPVC double glazed window to the rear and side and a half glazed entrance door allows access. A wall mounted Worcester boiler (serves the domestic hot water and central heating system).

## TO THE FIRST FLOOR

## LANDING

Having a UPVC double glazed window to the side elevation and access to the roof void.

## BEDROOM ONE

11'4 x 11'1 (3.45m x 3.38m )

Having a range of built-in furniture comprising built-in wardrobes, drawers and over head cabinets, UPVC double glazed window to the front elevation and a radiator.

## BEDROOM TWO

11'2 x 8'7 (3.40m x 2.62m )

There is a UPVC double glazed window to the front elevation, radiator and in-built wardrobes providing hanging and shelving.

## BEDROOM THREE

11'4 x 6'10 (3.45m x 2.08m )

Having a UPVC double glazed window to the rear elevation and radiator.

## BEDROOM FOUR

8'7 x 6'11 (2.62m x 2.11m )

There is a radiator and a UPVC double glazed window to the rear elevation enjoying views

## BATHROOM

Appointed with a three piece suite comprising a panelled bath with a thermostatic shower, pedestal wash hand basin and a low flush WC. There is complementary full tiling UPVC double glazed window to the side elevation, inset spot lighting, heated towel rail, radiator and shaver point.

## OUTSIDE

To the front of the property is a tarmac driveway providing off road parking and leading to a detached double garage. A path to the side leads to the side, which extends to the rear garden.

## GARAGE

17'5 x 17'2 (5.31m x 5.23m )

The detached garage has twin up and over doors, light, power, sink drainer, plumbing for a washing machine and over head storage.

## GARDEN

The tiered garden is mainly laid to lawn with mature hedging and a paved seating area



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

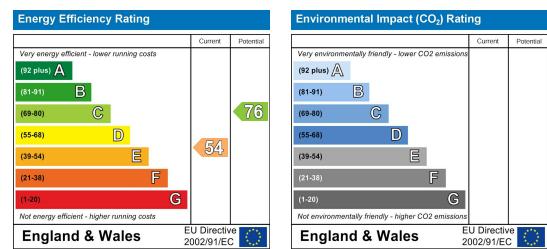


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. © CC Ltd ©2018

## Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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