



Woodburns Bungalow Meadow Lane, Hilton, Derby, DE65 5LG

£425,000

This unique detached bungalow in the tranquil old part of Hilton features a handcrafted open-plan kitchen, sunroom with garden views, two spacious double bedrooms, with bedroom one benefitting from an en-suite and ample opportunity for extension, making it an ideal home for couples and families.

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Summary Description

Presenting a remarkable detached bungalow for sale, nestled in the serene old part of Hilton. Renowned for its green spaces, the locality exudes a sense of tranquility and peace, making it an idyllic spot for couples and families alike.

The property is architecturally unique, designed by the vendor and set on a large plot. It boasts a sunroom, offering splendid views of the lush garden. The private and peaceful location coupled with a swooping driveway leading up to a double garage adds to the charm of this residence.

The heart of the home is the open-plan kitchen, expertly handcrafted by the vendor. It features a utility room and ample dining space, making it a perfect setting for entertaining and family gatherings. The lounge is a sight to behold with large windows, a cosy fireplace and sweeping views of the garden.

The bungalow comprises two spacious double bedrooms. Each room is fitted with built-in wardrobes and large uPVC windows to allow natural light to flood in. The main bedroom further benefits from an en-suite. There is also a substantial bathroom equipped with a five-piece white suite.

There is ample opportunity to extend the property, subject to planning, thanks to the large plot it sits on. This is an extraordinary opportunity to acquire a home that is not just beautifully designed, but also situated in a highly sought-after location. A viewing is highly recommended to appreciate the true beauty of this stunning bungalow.

Entrance Hallway

5'1" x 10'5" (1.56m x 3.19m)



Having a wooden double-glazed door and side panels with tiled flooring leading to a further space with a built-in cupboard, Velux window and doors off to:

Kitchen Diner

15'5" max x 14'9" (4.70 max x 4.51m)



Fitted with a handmade wooden kitchen, composite two-bowl sink and drainer with mixer tap over. Integral fridge electric oven, gas hob and extractor over, radiator, space for further appliances or dining table, uPVC double glazed windows, two velux windows and doors off to;

Dining area

Side entrance hallway

4'0" x 7'7" (1.24m x 2.32m)

Having an uPVC double glazed door and windows, tiled flooring, radiator and access to:

Guest cloakroom

2'5" x 5'11" (0.76m x 1.82m)

Fitted with a two-piece white suite comprising of low-level WC and wall-mounted wash hand basin. Upvc obscured double glazed window to the side, tiled flooring and splashback areas.

Utility Room

6'2" x 6'2" (1.90m x 1.90m)



Having handmade built-in cupboards, plumbing for washing machine and further space for under-counter appliances. Composite sink, drainer with chrome mixer tap over, tiled flooring and uPVC double-glazed window to the side aspect.

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Lounge

20'9" x 12'9" (6.35m x 3.91m)



DUAL aspect with wooden glazed sliding doors for open plan access to the kitchen Diner. uPVC double glazed windows, gas fire fitted in a handmade fireplace. Radiator and double-glazed patio goes off to;

Sun room

9'11" x 5'9" (3.04m x 1.77m)



Having full height uPVC double glazed window and patio door to the garden.

Bedroom One

14'7" x 14'2" (4.46m x 4.32m)



With handmade fitted wardrobes, radiator, uPVC double glazed window and door off to:

Ensuite

5'2" x 9'1" inc shower. (1.60m x 2.78m inc shower.)



Fitted with a white three-piece suite comprising of low-level WC, shower and wash hand basin in a handmade vanity unit. Upvc double glazed obscured window, tiling to splashback areas and radiator.

Bedroom Two

14'7" in wardrobe x 10'5" (4.46m in wardrobe x 3.20m)



Having a handmade fitted wooden wardrobe, radiator and uPVC double glazed window.

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Bathroom

14'6" x 7'3" (4.42m x 2.21m)



Fitted with a five-piece white suite comprising; a low-level WC, bidet, panelled bath, shower cubicle and wash hand basin set in a handmade vanity unit. Tiled flooring, radiator, tiling to splashback areas and uPVC double-glazed obscured window.

Double Garage

18'6" x 19'7" (5.65m x 5.98m)

Up and over door, lightening, electric points, central heating radiator, four UPVC double glazed window to the rear aspect and UPVC personal door to the side aspect.

Garden Front



Through a gated access and down a swooping tarmac driveway leading to the property, lawned areas and established plantings

Garden Rear

The property sits in the middle of the spacious plot with lawns and established plants and borders.

Material Information

Verified Material Information

Council tax band: D

Council tax annual charge: £2099.6 a year (£174.97 a month)

Tenure: Freehold

Property type: Bungalow

Property construction: Standard form

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Septic tank

Heating: Central heating

Heating features: None

Broadband: None

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Driveway, Garage, and Gated

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: C

For further Material Information about this property please visit: <https://moverly.com/sale/88wVcPpvjDSdGEUYCjFFRp/view>

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Buying to Let?

Guide achievable rent price: £900.00 pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scofield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

Disclaimer 03/2021

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

Location / what3words

What3Words: ///flames.liability.beak



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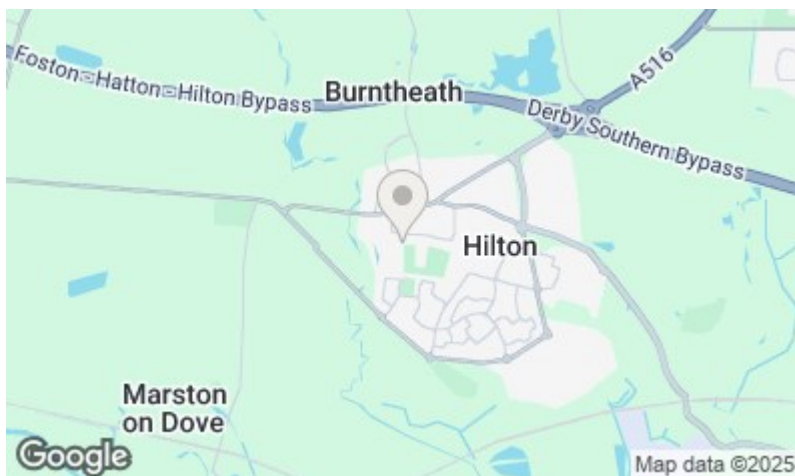
Woodburns

Approximate Gross Internal Area
1862 sq ft - 173 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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