
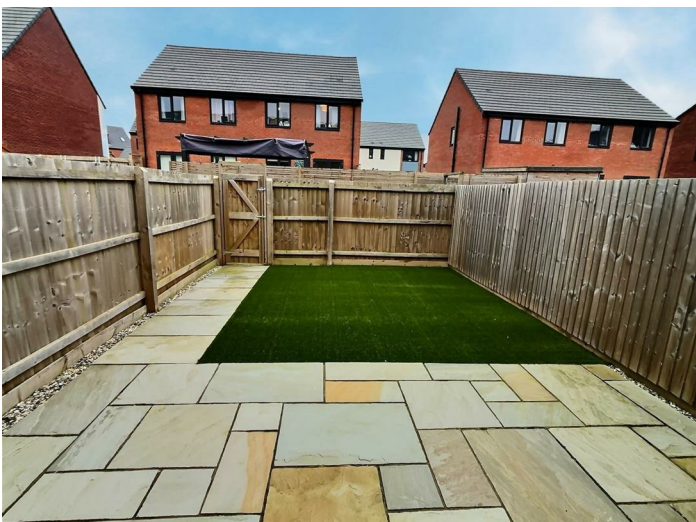


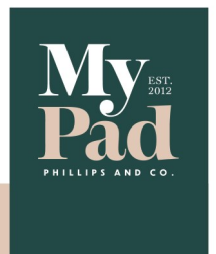
3 Bed House - Townhouse

Price £220,000

 Packington Road, Hilton, Derby, DE65 5PZ




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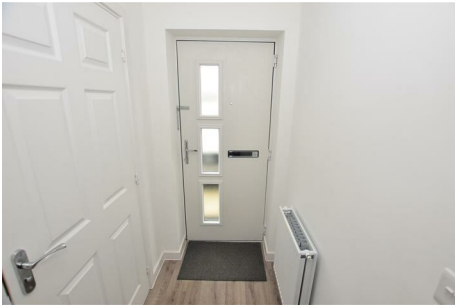
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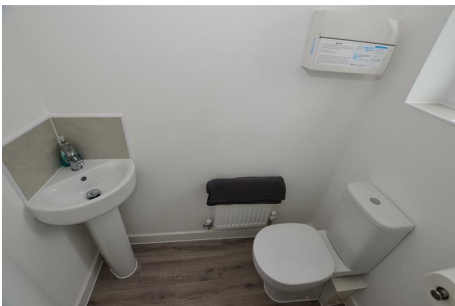
NO UPWARD CHAIN - IMMEDIATE POSSESSION. Stylish contemporary styled mews home situated in this highly sought after locality. Gas centrally heated and UPVC double glazed throughout. High specification. In brief; reception hall, guest's cloakroom / Wc, light and spacious sitting room, well equipped dining kitchen. On the first floor a landing leads to three bedrooms (Principal bedroom with shower room en-suite) and main bathroom. Outside is a two car forecourt and landscaped low maintenance rear garden. Freehold. Energy rating B. Council tax band C.

Reception Hall



Having contemporary style composite and opaque double glazed entrance door, wood grain effect vinyl floor, radiator and staircase to first floor.

Guests Cloak Room/WC



Having modern white two piece suite comprising; low centre flush wc and pedestal corner wash hand basin with tiled splash backs, wood grain effect vinyl floor, radiator and UPVC opaque double glazed window to front aspect.

Sitting Room 17'2" x 12'0" reducing to 7'10" (5.24 x 3.68 reducing to 2.39)



Having television and media connection points, understairs storage cupboard, radiator and UPVC double glazed window to front aspect.



Dining Kitchen 15'2" x 8'9" (4.64 x 2.68)

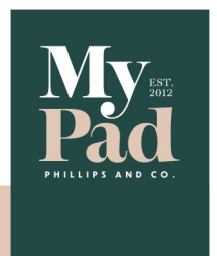


Having a range of modern, soft close fitted wall, base and drawer units with wood grain effect laminated working surfaces, inset stainless steel four burner gas hob with matching electric fan assisted oven and grill, glass splash back, canopy extractor hood with down lighter, concealed Ideal wall mounted combination gas boiler, inset stainless steel sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap, space and plumbing for automatic washing machine and dish washer, space for fridge freezer, wood grain effect vinyl floor, radiator, UPVC double glazed window and adjacent UPVC double glazed door giving views and access over the landscaped low maintenance rear garden.




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First Floor Landing

With access to roof space and large full height storage cupboard.

Principal Bedroom 12'0" x 12'5" maximum (3.67 x 3.81 maximum)



Having built in wardrobe, radiator, large bulk head wardrobe and UPVC double glazed window to front aspect. A door leads to the:-



Shower Room/En Suite



Having modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and walk in shower cubicle with chrome mains fed shower, chrome and glass shower cabinet and bi-fold door,

complimentary ceramic part tiled walls with contrasting vinyl floor, radiator, ceiling extractor fan and UPVC opaque double glazed window to front aspect.

Bedroom Two 9'3" x 7'7" (2.83 x 2.32)



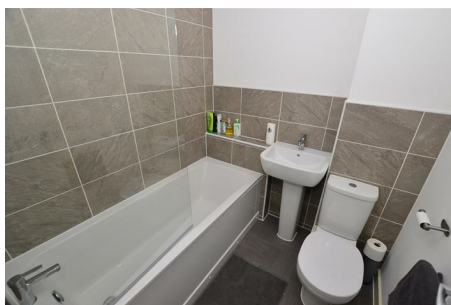
Having radiator and UPVC double glazed window to rear aspect.

Bedroom Three 7'6" x 5'9" (2.31 x 1.77)



Having radiator and UPVC double glazed window to rear aspect.

Bathroom



Having modern white three piece suite comprising; low centre flush wc, pedestal

wash hand basin and deep panelled bath with Mira electric shower, glass shower screen, complimentary ceramic part tiled walls with contrasting vinyl floor, radiator and ceiling extractor fan.

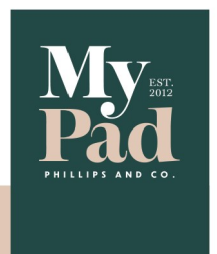
Outside



The property occupies a delightful low maintenance landscaped plot, at this popular residential address. To the front is a two car tarmac fore court with the rear garden being professionally landscaped, enclosed by close panelled fencing, laid to an artificial lawn with an Indian sand stone patio area and pathway and access gate from the rear to the front.


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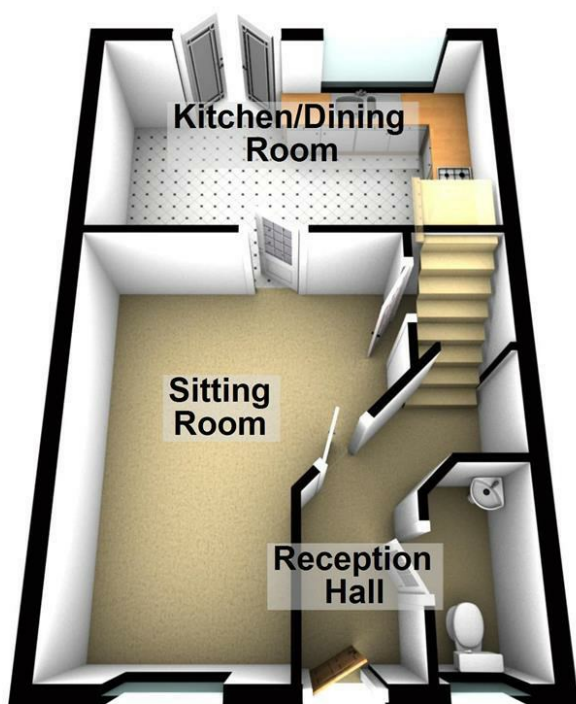


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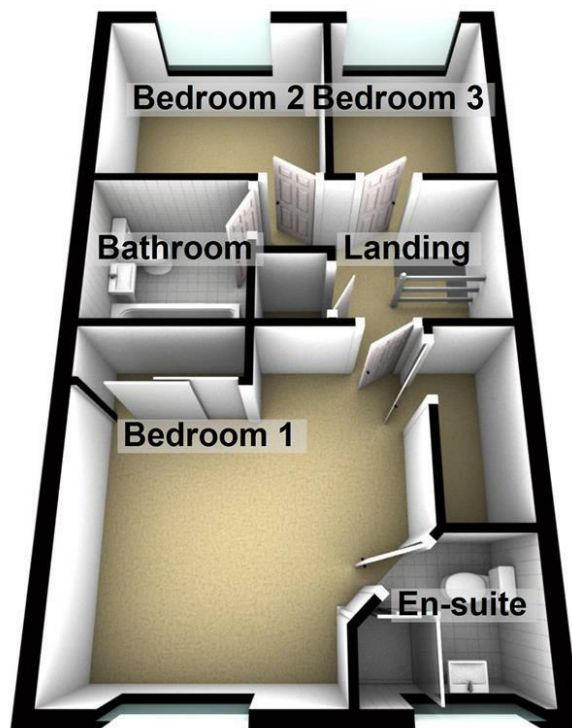
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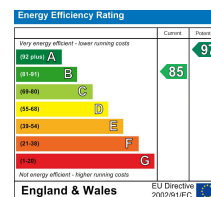
Ground Floor



First Floor



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