

# 4 Bed House - Townhouse

Price £255,000

 Dale End Road, Hilton, Derby, DE65 5FW



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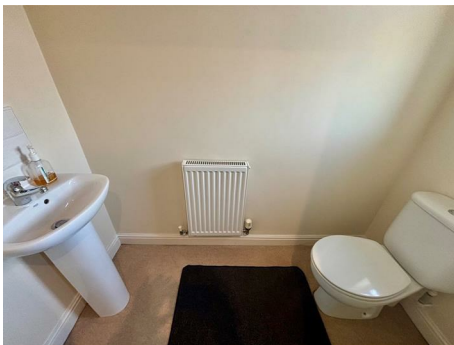
An exceptionally well appointed 'Radleigh' built mews home occupying a delightful mature non estate position at this highly regarded residential address. A full inspection will reveal a high specification property built over three floors offering substantial accommodation which must be viewed to be appreciated. Gas central heating together with UPVC double glazing. In brief; reception hall, guest's cloakroom / Wc, dining kitchen flowing through to a light and spacious sitting room offering delightful views over the rear garden. On the first floor a landing leads to three bedrooms (bedroom two with 'Jack and Jill' en-suite wet room to bedroom two. On the second floor a landing leads to the principal bedroom with dressing room and en-suite. .Outside to the rear is a block paved courtyard with car parking and garaging together with a delightful landscaped garden. The property is sold freehold. Council tax band D. Energy rating C. SOLD WITH IMMEDIATE POSSESSION AND NO UPWARD CHAIN.

## Reception Hall



Having timber effect composite entrance door with opaque double glazed window, laminated wood effect floor, radiator, heating thermostat and dog legged staircase to first floor.

## Guest Cloak Room/WC



Having modern white two piece suite comprising; low centre flush wc and pedestal wash hand basin with complimentary ceramic tiled splash backs,

radiator and UPVC opaque double glazed window to front aspect.

## Dining Kitchen 17'1" x 12'4" reducing to 8'1" (5.22 x 3.76 reducing to 2.48)



Having a full range of bleached oak fitted (by Paula Rosa) shaker style wall, base and drawer units with contemporary brushed chrome handles and granite effect laminated rolled edge working surfaces, inset Neff stainless steel four burner gas hob with stainless steel back plate, Neff canopy extractor hood with down lighter and eye level fan Neff assisted oven and grill, complimentary slate effect ceramic grill splash backs, deep understairs storage cupboard under cupboard downlighting, (plus dishwasher (included in the sale), inset stainless steel sink top with vegetable preparation bowl, side drainer and hot and cold mixer tap, space and plumbing for both automatic washing machine, ceiling LED downlighters, dish washer and fridge freezer, woodgrain effect laminate floor,

concealed Gloworm wall mounted gas boiler providing domestic hot water and gas central heating, radiator, BT and internet connection point and UPVC double glazed window to front aspect with wooden Venetian blind. An open arch flows through to the;



## Sitting Room 15'6 x 13'8 into bay (4.72m x 4.17m into bay)



Having television and BT and Sky

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connection points, two contemporary style vertical radiators, UPVC double glazed windows with matching French doors giving views and access over the landscaped rear garden.



## First Floor Landing

With radiator and staircase to first floor.

## Second Bedroom 15'8 x 11'7 (4.78m x 3.53m)



Having wardrobes (available by separate negotiation), TV connection point, radiator and UPVC double glazed window to rear aspect. A door leads to the:-



## Jack and Jill En-Suite Wet Room



Having modern white low centre flush Wc, pedestal wash hand basin and wet area with Mira power shower, complimentary ceramic tiled walls with contrasting vinyl flooring, LED downlighters, radiator, airing cupboard (housing the pressurised hot water cylinder), and extractor fan.

## Bedroom Three 10'6 x 8'7 (3.20m x 2.62m)



Having radiator and UPVC double glazed window with wooden Venetian blind to front aspect.

## Bedroom Four 6'6 x 6'6 (1.98m x 1.98m)



Currently used as a study and having radiator, telephone point and UPVC double glazed window with wooden Venetian blind to front aspect.

## Second Floor Landing

## Principal Bedroom Suite 15'7 x 12'2 (4.75m x 3.71m)



Having television and BT connection points, two radiators, access to loft space (having retractable loft ladder. The loft being boarded and supplied with light), UPVC double glazed dormer window to front aspect with wooden Venetian blind large bulk head storage cupboard. An arch way leads to the:-

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**Dressing Room 7'7 x 6'7 (2.31m x 2.01m)**



Having velux double glazed sky light to rear aspect and door leading to:-

## Shower Room/En Suite



Having modern white three piece suite comprising; low centre flush wc, pedestal wash hand basin and double tiled shower

cubicle with chrome mains fed shower, chrome and glass shower cabinet and sliding door, complimentary ceramic part tiled walls, shaver socket, ceiling halogen down lighters, radiator, ceiling extractor fan and velux double glazed sky light to rear aspect.

## Outside



The property occupies a delightful non estate position at this popular residential locality and is located on a low maintenance landscaped plot. To the front is a well stocked shrubbed border. The landscaped rear garden is west facing, enclosed by brick walling together with close panel fencing and laid to a Cotswold style patio, pathway and pea gravelled area with deep filled established shrubbed borders, cold water tap (to the front and rear of the property), outside electric point, garden and security lighting. A wooden access leads to a block paved court yard area offering off road car parking and single storey brick built garage, having up and over door and supplied with power and light.



## Please Note

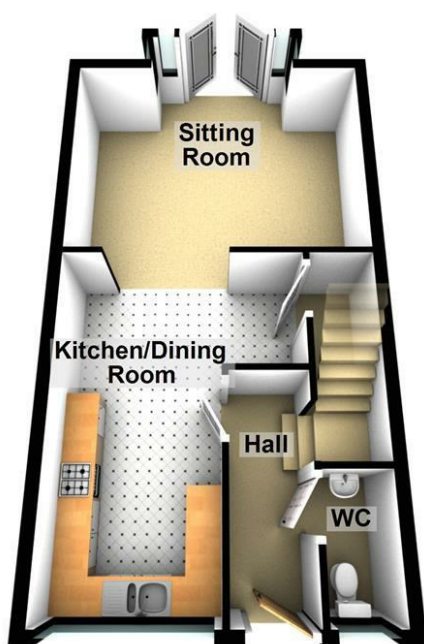
For added security a burglar alarm system has been installed.

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Ground Floor



First Floor



Second Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(93 plus) A			89
(81-91) B		78	
(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	