

## 3 Bed House - End Town House

Offers over £240,000

 Thames Way, Hilton, Derby, DE65 5NB



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Take the video tour of this light and spacious three storey modern mews home offering substantial versatile accommodation which must be viewed to appreciate wealth of appointments on offer. Gas central heating and UPVC double glazing throughout. In brief; reception hall, snug, well equipped dining kitchen, utility room and Wc. On the first floor a landing leads to a sitting room and double bedroom. To the second floor a landing leads to a principal bedroom with en-suite, a third double bedroom and main bathroom. Outside is a car parking space to the front, further driveway and garage in an adjacent courtyard and private landscaped rear garden. The property is sold freehold. Council tax band D. Energy rating C.

## Reception Hall

Having composite and opaque double glazed entrance door, feature limestone effect tiled floor, understairs storage cupboard, radiator, staircase to first floor.

## Snug 12'1" x 9'0" (3.70 x 2.75)



Again having the limestone effect tiled floor, Tv and media connection points, radiator, UPVC double glazed cant bay window to front aspect. An open arch flows through to the;

## Dining Kitchen 16'0" x 9'0" (4.88 x 2.76)



Having a range of natural oak shaker style fitted wall, base and drawer units with laminated working surfaces, inset stainless steel sink top with side drainer, hot and cold mixer tap, complimentary ceramic tiled splashbacks with contrasting limestone effect floor. The kitchen boasts a range of integrated appliances to include, a Bosch four ring gas hob with matching electric fan assisted double oven and grill, space and plumbing for dishwasher, fridge / freezer space, radiator, UPVC double glazed French doors giving views and access over the private landscaped rear garden.



## Utility Room 5'6" x 5'6" (1.69 x 1.68)

Having a built in storage cupboard, space and plumbing for automatic washing machine with dryer above, radiator, limestone effect tiled floor and UPVC double glazed window.

## Guest's Cloakroom / Wc

Having modern white two piece suite.

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## First Floor

### Landing

With UPVC double glazed window, radiator and staircase to second floor.

**Sitting Room 15'1" x 12'2" maximum (4.61 x 3.71 maximum )**



Having Tv connection point, two radiators, UPVC double glazed window with adjacent UPVC double glazed cant bay window.



**Bedroom Two 8'9" x 13'0" plus wardrobe depth (2.69 x 3.98 plus wardrobe depth)**



Having a range of built in wardrobes, radiator and two UPVC double glazed windows to rear aspect.



## Main Bathroom



Having a modern white three piece suite with chrome mains fed shower.

## Second Floor

### Landing

With UPVC double glazed window to side aspect, radiator, access to roof space, recessed airing cupboard.

**Principal Bedroom 10'9" x 13'0" plus wardrobe depth (3.30 x 3.97 plus wardrobe depth )**



Having a range of built in wardrobes, radiator, two UPVC double glazed windows to front aspect.



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## Shower Room En-Suite



Having modern white three piece suite with mains fed shower.

## Bedroom Three 9'1" x 15'4" plus wardrobe depth (2.79 x 4.68 plus wardrobe depth)

Having built in wardrobes, radiator and two UPVC double glazed windows.



## Outside



The property occupies a professionally landscaped plot at this popular residential address having off road car parking to the front. An adjacent private courtyard leads to a further car standing space and brick garage (measuring internally 5.27 x 2.60. Having up and over door, pitched tiled roof space and supplied with power and light). A wooden access gate to the side leads to the private landscaped rear garden, enclosed by close panelled fencing and laid to a shaped lawn with patio area and separate sun terrace.



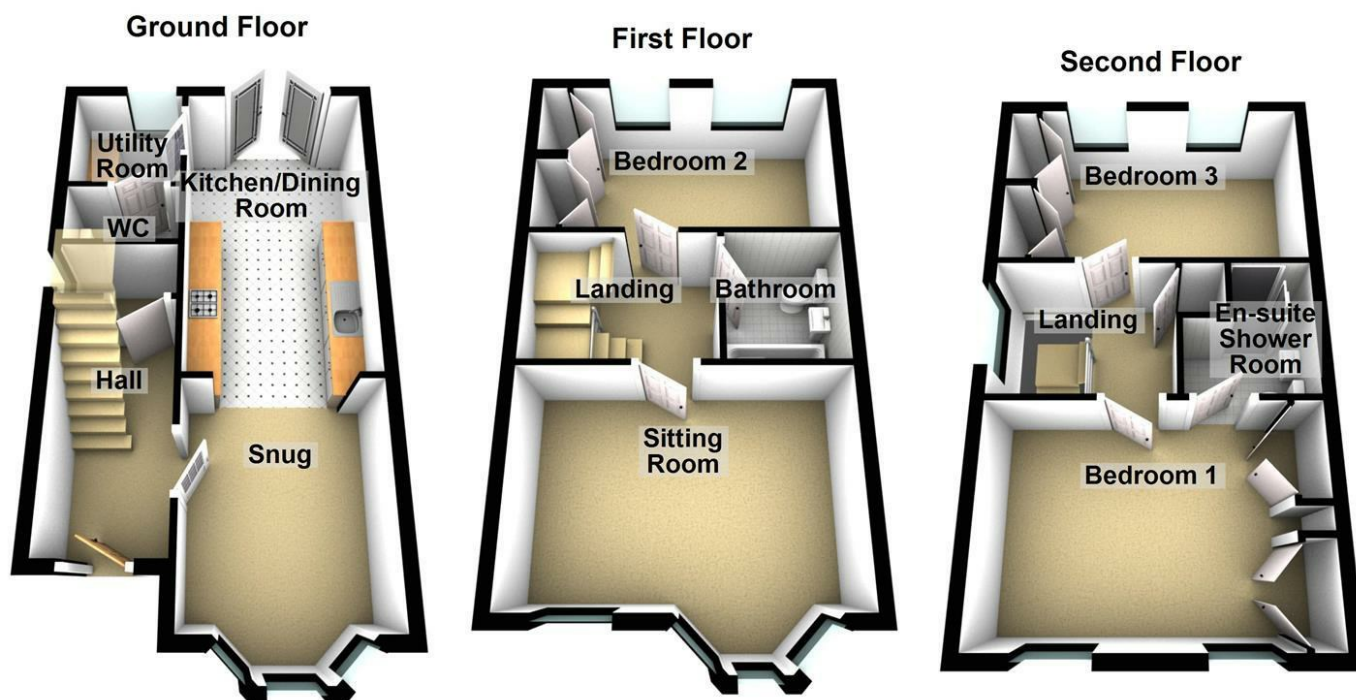
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		88
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC