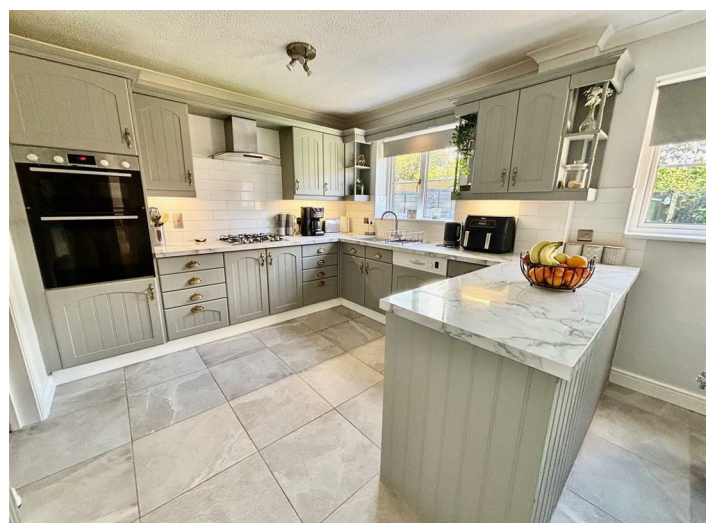


# 4 Bed House - Detached

Price £415,000

 Bren Way, Hilton, Derby, DE65 5HP



[www.phillipsandco.co.uk](http://www.phillipsandco.co.uk) | 01332 40 25 25

**Phillips  
& Co**  
EST. 2012  
MY PAD GROUP



# 4 Bed House - Detached

# £415,000

 Bren Way, Hilton, Derby, DE65 5HP

Nestled in the desirable area of Bren Way, Hilton, Derby, this substantial executive detached house offers an impressive 169 square metres of living space, perfect for families seeking comfort and style. The property boasts four well-proportioned bedrooms, with the principal bedroom featuring a convenient en-suite shower room, ensuring privacy and ease for the homeowners.

The house is designed with modern living in mind, featuring two spacious reception rooms that provide ample space for relaxation and entertaining. Additionally, the property includes a separate annex, ideal for teenagers or dependent relatives, offering them their own space while remaining close to the family.

The beautifully landscaped gardens enhance the appeal of this home, providing a serene outdoor environment for both leisure and recreation. This property is not only a home but a lifestyle choice, situated in a sought-after location that offers accessibility to local amenities.

This executive detached house is a rare find, combining spacious living areas, thoughtful design, and a prime location. It is an excellent opportunity for those looking to invest in a family home that meets all their needs. Do not miss the chance to make this remarkable property your own. The property is sold freehold. Council tax band E. Energy rating C.

## Reception Hall



Having composite and opaque double glazed entrance door, feature ceramic tiled floor, radiator and staircase to first floor.



## Guests Cloak Room/WC



Having white two piece suite with tiled splash backs and ceramic tiled floor.

## Sitting Room 17'5" x 11'10" (5.32 x 3.63)



Having a feature fire surround, television and media connection points, radiator and UPVC double glazed cant bay window.



## Separate Dining Room



Having radiator and double glazed sliding patio doors to rear garden.

# 4 Bed House - Detached

# £415,000

 Bren Way, Hilton, Derby, DE65 5HP

## Breakfast Kitchen 15'4" x 10'4" (4.68 x 3.16)



Having a range of modern shaker style wall, base and drawer units with marble effect laminated working surfaces together with a matching breakfast bar, inset stainless steel five burner gas hob with matching electric fan assisted double oven and grill, canopy extractor hood with down lighter, integrated dishwasher, larder fridge and freezer, ceramic tiled floor (with underfloor heating), radiator, understairs storage cupboard and two UPVC double glazed windows.



## Utility Room 6'6", 19'3'6" x 4'0" (2.59 x 1.22)



Having fitted shaker style base cupboard with laminated working surfaces, space and plumbing for automatic washing machine, Worcester gas boiler, composite and double glazed door to rear garden.

## Study 8'2" x 7'3" (2.51 x 2.22)



Having radiator and UPVC double glazed window.

## Family Room/Home Office/Dependant Relative Annex 15'10" x 9'3" (4.84 x 2.82)



Having radiator and two UPVC double glazed windows.





# 4 Bed House - Detached

# £415,000

 Bren Way, Hilton, Derby, DE65 5HP

## Ground Floor Shower/Utility 8'5" x 8'2" (2.59 x 2.51)



Having white two piece suite with built in storage, space and plumbing for automatic washing machine and UPVC opaque double glazed window to side aspect.

## Principal Bedroom 12'4" x 11'2" (3.78 x 3.41)



Having radiator, built in wardrobes and UPVC double glazed window.

## Bedroom Two 12'1" x 9'10" (3.69 x 3.00)



Having radiator and UPVC double glazed window.

## First Floor Landing



With access to roof space and airing cupboard.



## Shower Room/En Suite



Having white three piece suite with part tiled walls, radiator and UPVC opaque double glazed window.



## Bedroom Three 10'11" x 6'8" (3.35 x 2.05)



Having radiator and UPVC double glazed window.

# 4 Bed House - Detached

£415,000

 Bren Way, Hilton, Derby, DE65 5HP

## Bedroom Four 8'11" x 7'4" (2.74 x 2.26)



Having radiator and UPVC double glazed window.

## Bathroom



Having white three piece suite with overhead mains fed shower, part tiled walls, radiator and UPVC opaque double glazed window.

## Outside



The property occupies a sizeable mature landscaped plot, at this ever sought after residential address. To the front is a tarmac and block paved fore court with open plan lawned fore garden, with gated access at the side leading to the professionally landscaped rear garden, enclosed by close panelled fencing, laid to a shaped lawn with patio area, timber decking, mature shrubs and galvanised store/workshop.

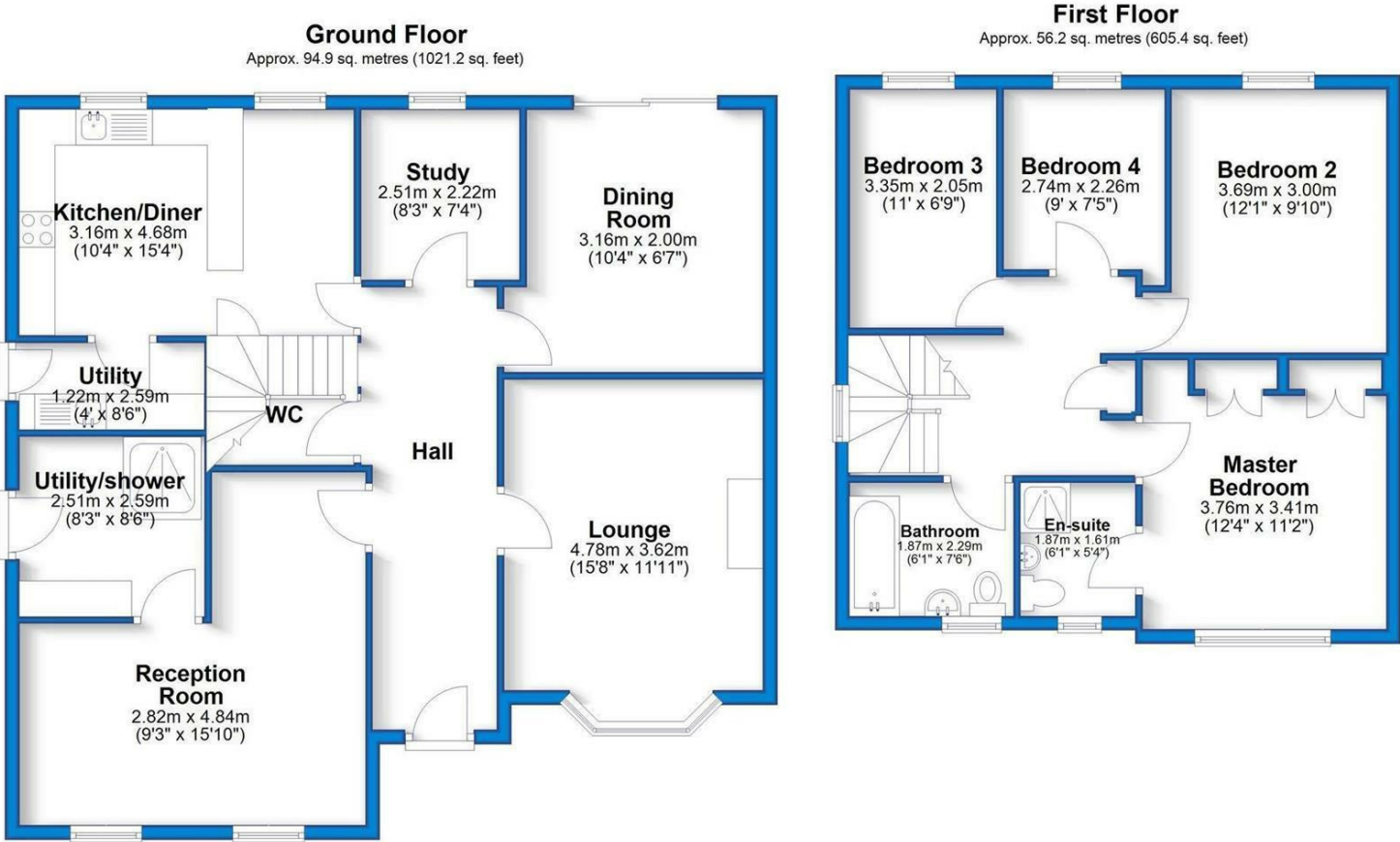




4 Bed House - Detached

£415,000

Bren Way, Hilton, Derby, DE65 5HP



Total area: approx. 151.1 sq. metres (1626.6 sq. feet)

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

