

# 4 Bed House - Detached

Price £339,950

📍 Washford Road, Hilton, Derby, DE65 5HN



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SOLD WITH NO UPWARD CHAIN. A delightful well cared for modern detached family home situated in this highly popular locality and sited on a mature landscaped plot. A full inspection is essential to appreciate the wealth of appointments and size of accommodation on offer. In brief; recessed entrance porch, reception hall, guest's cloakroom / Wc, sitting room, dining room, superior refitted kitchen with appliances, light and spacious conservatory. To the first floor a landing leads to four bedrooms (Principal bedroom with shower room en-suite) and main bathroom with modern white suite. Outside is a three car driveway and integral garage. The property is sold freehold. Council tax band D. Energy rating B.

## Recessed Entrance Porch To:

### Reception Hall

Having laminate floor, radiator, door to garage and staircase to first floor.



## Sitting Room 14'7" x 7'1" (4.47m x 2.18m)



Having fire surround, two radiators, Tv connection point, UPVC double glazed French doors to rear.

## Dining Room 9'6" x 10'0" (2.92m x 3.07m)



Having radiator and UPVC double glazed window.

## Guest's Cloakroom / Wc



Having modern two piece suite.



## Fitted Kitchen 14'1" x 8'0" (4.31m x 2.46m)



Having a range of modern fitted wall, base and drawer units with a selection of integrated appliances, UPVC double glazed French doors to conservatory.

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**Conservatory 11'3" x 9'5"**  
(3.43m x 2.89m )



Having underfloor heating, UPVC double glazed windows with matching doors to rear garden.

## First Floor

### Landing

**Bedroom One 12'11" x 12'4"**  
(3.96m x 3.78m )



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



**Shower Room En-Suite**



Having refitted modern white three piece suite.

**Bedroom Two 10'2" x 8'11"**  
(3.10m x 2.74m )



With radiator and UPVC double glazed window.

**Bedroom Three 10'10" x 8'0"**  
(3.32m x 2.44m )



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



**Bedroom Four 8'4" x 6'7"**  
(2.56m x 2.03m )



With radiator and UPVC double glazed window.

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## Main Bathroom 6'9" x 5'4" (2.06m x 1.65m )



With white three piece suite.

## Outside



Landscaped gardens with three car parking and integral garage measuring 4.92m x 2.48m.



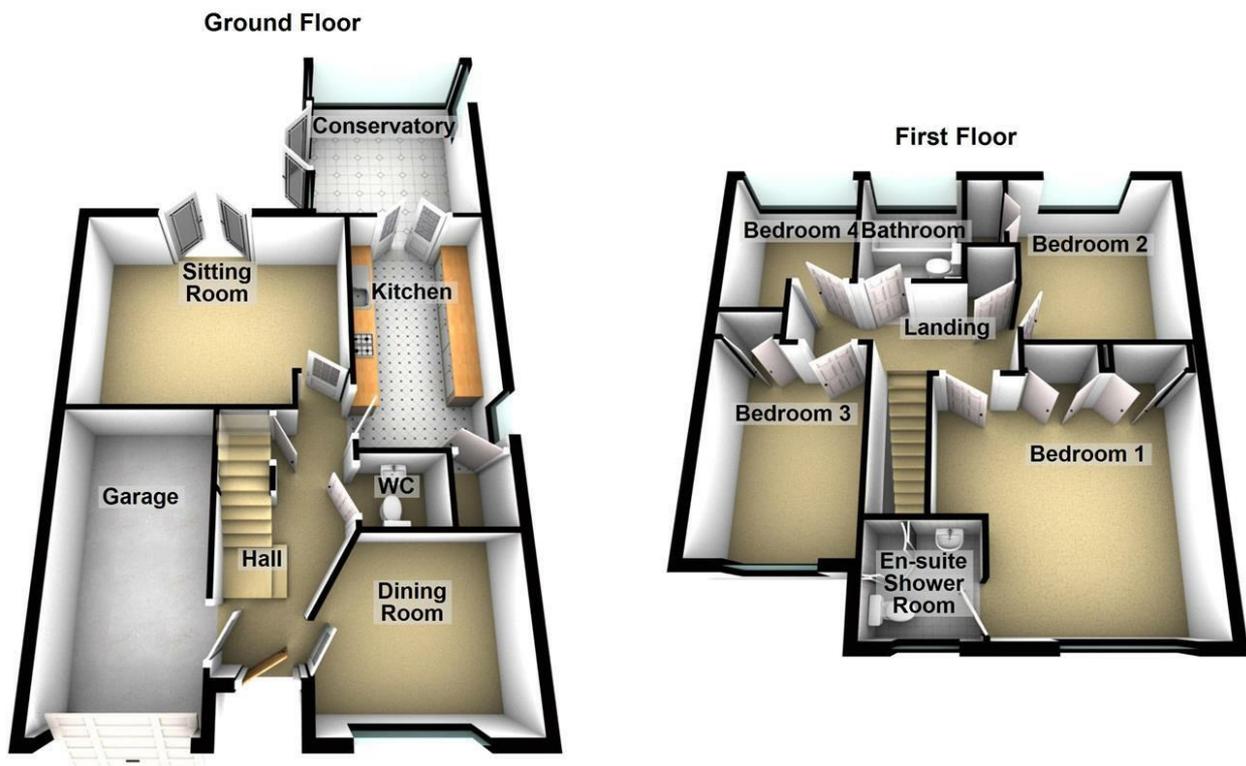
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	65	88
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Energy efficiency - lower running costs	E		
Low energy efficiency - higher running costs	F		
Very low energy efficiency - higher running costs	G		

England & Wales EU Directive 2002/91/EC

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