

Nothill Road

Hilton, Derby, DE65 5BL



Three storey town house with ground floor living room, kitchen and guest WC, four excellent bedrooms over the top two floors with master en-suite and family bathroom. The perfect layout for busy families and ideally located close to the A50/A38/M1, Toyota, Rolls Royce and East Midlands Airport.

£240,000



John German

Entrance to the property is via a recessed front storm porch with a brick-built store to the right hand side. A part double glazed entrance door opens into an entrance hall with stairs rising to the first floor, under stairs storage cupboard and doors leading off to the ground floor living spaces, including a ground floor guest WC, fitted with a low flush WC and wash hand basin.

The kitchen is fitted with a range of wall and base units with roll edge work surfaces, inset one and a half bowl stainless steel sink unit, tiled splashbacks, integrated cooker and hob and spaces for washing machine, dishwasher and fridge freezer. There is a window to the front.

To the rear of the house, a large living room/dining room provides plenty of space for dining and soft furnishings with French doors leading out onto the patio area and enclosed rear garden.

On the first floor, stairs lead to a central landing with a second set of stairs rising to the top floor, window to the front and doors leading off to two of the four good sized bedrooms, as well as the family bathroom which is fitted with a full three piece suite comprising panelled bath, pedestal wash basin and low flush WC.

On the second floor, stairs lead to a second landing with doors off to the master bedroom and bedroom two, both of which are excellent sized double rooms. Bedroom two has a built-in over stairs storage cupboard, whilst the master bedroom has a range of mirror fronted fitted wardrobes, as well as an ensuite shower room fitted with a double shower enclosure, pedestal wash basin and low flush WC.

Outside, to the rear is an easy maintenance lawned rear garden with patio area. A gate leads to the parking space and garage at the rear of the property, which is attached to the house and has power and lighting, and a window to the front. (There may be some potential to convert the garage to living space, subject to planning and building consent - buyers are advised to make their own enquires prior to purchase).

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Parking at rear & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/29042026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes
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