



Marston Brook  
Hilton Derby



## Property Description

A well presented four bedroom detached family home with a gas fired central heating system, UPVC double glazing, front and rear gardens, off road parking and garage (partly converted to provide utility). The accommodation briefly comprises:- Entrance hall, cloaks/w.c, utility, breakfast kitchen, lounge, separate dining room and garden room. To the first floor are four well proportioned bedrooms, all with built in wardrobes and master with en suite shower room and family bathroom. Outside:-The property is set well back from the road, beyond a front lawned garden flanked with a border inset with shrubs, a paved path and double width tarmac driveway providing side by side parking for two vehicles, front storm porch with lighting and quarry tiled flooring, side gated path giving access to the rear garden. The rear garden is beautifully landscaped with paved patio, shaped lawn, flanked borders inset with a variety of shrubs and a decked terrace to the top end of the garden for the evening sun, a paved pathway leading around the property, timber shed on the opposite side of the path is a blocked off area with a useful 'lean to' for storage, outside tap and security lighting to the side path and rear garden.

## Entrance Hallway

Accessed by a front composite panelled entrance door with inset opaque double glazing leading to the hallway having feature Karndean flooring, central heating radiator with fitted radiator cover, carpeted stairs off to the first floor and doors off to cloaks/WC and utility room: -

## Cloaks/Wc

Having a two piece white suite comprising of a low level WC and a circular wash hand basin with chrome mixer tap over fitted to a vanity unit with storage beneath and oak work surface over, stone tiling to the splash backs, central heating radiator, ceramic tiled flooring, UPVC double glazed opaque window to the

side elevation.

## Utility Room

The utility room has been part converted off the garage, there is still storage to the front of the garage with an up and over door with light and power. There is a panelled door leading from the garage into the utility room as well as the door in the hallway. The utility room houses a Baxi wall mounted boiler providing domestic hot water and central heating, plumbing for an automatic washing machine along with under unit space for a dryer, laminated work surfaces, base and wall units, laminate flooring, coat hanging space and shoe storage.

## Breakfast Kitchen

A Breakfast kitchen with a range of matching base and wall units with oak block work surfaces over, one and quarter bowl acrylic sink unit with chrome mixer tap over, integrated appliances comprising of an electric eye level fan assisted oven and grill, fridge/freezer and dishwasher, a five burner gas hob, double width extractor hood over, ceramic tiled splash backs, 2 x UPVC double glazed windows to the rear giving aspect over the garden with fitted window blinds, half double glazed UPVC door to the side giving access to the side path and in turn the rear garden, Karndean flooring continues through from the kitchen to a breakfast seating area and a central heating radiator.

## Lounge

Having a walk in UPVC double glazed bay window to the front elevation with fitted roman blinds, carpeted flooring, central heating radiator, feature limestone fireplace with matching hearth and mantel incorporating coal effect gas fire, coving to the ceiling and a door off to the: -

## Dining Room

Having double glazed sliding patio doors leading to the garden room, carpeted flooring, central heating radiator with fitted radiator cover: -

### Garden Room

Having an insulated warm roof with inset spot lights to the high ceiling, carpeted flooring, being of a dwarf brickwall with UPVC double glazed construction with top opening vents and fitted blinds, double opening french doors to the side elevation giving access to the garden, central heating radiator and power sockets.

### First Floor Landing

Having an open spindle balustrade, UPVC double glazed window to the side elevation, central heating radiator and fitted radiator cover and loft access.

### Bedroom One

A generous sized bedroom with 2 x UPVC double glazed windows to the front elevation and fitted window blinds, triple door mirrored fronted fitted wardrobe with hanging rails and shelving, carpeted flooring, panelled door off to the en-suite.

### En-Suite Shower Room

Having a corner glazed shower cubicle with separate shower attachment, the hand wash basin and WC are fitted to a vanity unit with storage beneath and chrome mixer tap over, central heating radiator, UPVC double glazed opaque window to the front with a fitted blind, laminate flooring and an extractor fan.

### Bedroom Two

Another double bedroom having a UPVC double glazed window to the rear elevation, central heating radiator, double mirror door fronted fitted wardrobe with hanging rail and shelving and carpeted flooring.

### Bedroom Three

Having UPVC double glazed window to the

rear, central heating radiator, carpeted flooring, double fronted sliding door fitted wardrobe with hanging rails and shelving.

### Bedroom Four

Having a double sliding mirror fronted door fitted wardrobe with hanging rails and shelving, UPVC double glazed window to the rear elevation, central heating radiator and carpeted flooring.

### Family Bathroom

Having a three piece white suite comprising of a 'P' shaped panelled bath with a chrome mixer shower, rainhead shower over and separate shower attachment and glazed shower screen, pedestal hand wash basin with chrome mixer tap over, low level WC, wall mounted chrome heated towel rail, part ceramic tiled walls and fully tiled to the bathing area, extractor fan and UPVC double glazed opaque window to the side elevation and ceramic tiled flooring.

### Outside

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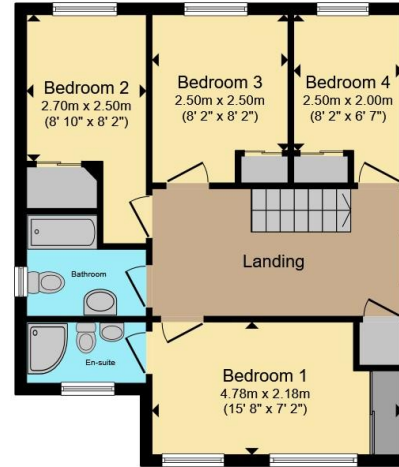








**Ground Floor**



**First Floor**

Total floor area 120.8 m<sup>2</sup> (1,301 sq.ft.) approx

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