



Carsington Road, Hilton Derby DE65 5PA

welcome to

Carsington Road, Hilton Derby

Modern and beautifully presented, this four bedroom detached house on a corner plot in Hilton is the perfect family home, and offers an open-plan living kitchen diner, a separate reception room, a utility room, cloakroom, master ensuite, family bathroom, rear garden, driveway, and single garage.



Entrance Hall

Upon entering the property through the front door, the entrance hall allows access to the living kitchen diner, the playroom/additional reception room, and the stairs to the first floor. Finished with wood laminate flooring and a radiator.

Living Kitchen Diner

23' 2" max x 19' 11" max (7.06m max x 6.07m max)
L-shaped open plan living kitchen diner creating a lovely space for relaxing, family meals, and entertaining. The kitchen area comprises of a range of base, wall, and drawer units, and some integrated appliances, including a dishwasher, fridge freezer, oven, four-ring gas hob, overhead extractor hood, and a one-and-a-half bowl stainless-steel sink and drainer with a mixer tap. The space is finished with spotlights and hanging lights to the ceiling, wood laminate flooring, double-glazed windows to three walls, two radiators, and french doors which open out to the rear garden. With a door through to the utility.

Reception Room

10' 7" x 9' 10" (3.23m x 3.00m)
Currently used as a playroom, this additional reception room has the versatility to suit your needs, whether it is used as a formal lounge, snug, playroom, study, or more. Finished with a storage cupboard, carpeted flooring, a radiator, and a double-glazed window to the front.

Utility Room

6' 2" x 5' 2" (1.88m x 1.57m)
Handy utility room comprising of base and wall units for additional storage, and space and plumbing for further appliances. Finished with wood laminate flooring, and an external door to the rear opening to the rear garden. With a door through to the cloakroom.

Cloakroom

Cloakroom to the ground floor comprising of a low-level w/c and a wash hand basin. Finished with complementary splashback tiling, wood laminate flooring, and a frosted double-glazed window to the side.

Landing

The first floor landing gives access to all four bedrooms, the family bathroom, and the loft hatch. Finished with a storage cupboard, carpeted flooring, and a double-glazed window to the side.

Bedroom One

11' 7" x 11' 4" (3.53m x 3.45m)
The main bedroom is a comfortable double bedroom, and is finished with dual-aspect double-glazed windows to the side and rear, carpeted flooring, a radiator, and an ensuite.

Ensuite

Ensuite to the master comprising of a shower, low-level w/c, and a wash hand basin. Finished with laminate flooring, partly tiled walls, a radiator, an extractor fan, and a frosted double-glazed window to the rear.

Bedroom Two

11' 6" x 8' 7" (3.51m x 2.62m)
Double bedroom finished with carpeted flooring, a radiator, and a double-glazed window to the front.

Bedroom Three

9' 9" x 9' (2.97m x 2.74m)
Double bedroom finished with panelling to one wall, carpeted flooring, a radiator, and a double-glazed window to the front.

Bedroom Four

8' 2" x 7' 9" (2.49m x 2.36m)
Double bedroom currently used as a dressing room, finished with carpeted flooring, a radiator, and a double-glazed window to the front.

Bathroom

Family bathroom comprising of a bath with an overhead shower, a low-level w/c, and a wash hand basin. Finished with partly tiled walls, laminate flooring, spotlights to the ceiling, a radiator, and extractor fan, and a frosted double-glazed window to the rear.

External

The front of the property is framed by foliage which borders the patio-paved pathway leading to the front door. The shrubbery border extends to the side of the property, alongside a laid-to-lawn strip. To the rear, the garden is private and enclosed with wooden fencing and a red-brick wall to one side. It comprises of a large patio-paved area, perfect for outdoor seating and al-fresco dining, and laid-to-lawn. There is a wooden gate to the side of the garden for external access, which also allows access to the driveway. The tandem driveway to the rear of the house provides off-road parking for multiple vehicles and leads to the single garage with an up-and-over door. The driveway and garage is on the left-hand side of the two garages pictured.



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welcome to

Carsington Road, Hilton Derby

- MODERN FAMILY HOME IN HILTON
- FOUR WELL-PROPORTIONED BEDROOMS
- OPEN PLAN LIVING KITCHEN DINER AND ADDITIONAL RECEPTION ROOM
- UTILITY, CLOAKROOM, MASTER ENSUITE AND FAMILY BATHROOM
- CORNER PLOT WITH A REAR GARDEN

Tenure: Freehold EPC Rating: B
Council Tax Band: E

offers in excess of

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MVR109118 - 0002

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