



11 Wye Close, Hilton, Derby, DE65 5LH

OIRO £260,000



Key Features

- Three Double Bedroom Townhouse
- Quiet cul-de-sac Location
- Refitted Kitchen
- Ensuite to Master Bedroom
- Driveway & Garage
- Beautifully Presented
- EPC rating C
- Freehold





Tucked away in a quiet cul-de-sac within the ever-popular village of Hilton, this spacious and beautifully maintained three double bedroom townhouse offers over 1,100 sq. ft. of versatile accommodation arranged across three floors. Thoughtfully improved by the current owner, the property combines generous living space with a range of high-quality upgrades, making it an ideal home for families and those seeking flexible accommodation.

The accommodation begins with a welcoming entrance hall, complete with useful under-stairs storage. To the front of the property is a generous dining room featuring a bay window, creating an ideal space for both everyday family meals and entertaining.

To the rear, the contemporary kitchen was refitted in 2022 and is fitted with a stylish range of wall and base units, complemented by ample worktop space. Replacement French doors and rear windows, installed in 2021, open onto the enclosed rear garden and allow plenty of natural light to flood the room. A separate utility room and convenient ground floor WC complete the ground floor accommodation.

The first floor is dedicated to everyday living and features an impressive lounge measuring over 15 feet in length, enhanced by a large bay window creating a bright and welcoming space to relax. Also on this floor is a generous double bedroom with fitted wardrobes, together with the family bathroom.

The second floor comprises two further double bedrooms. The Main Bedroom benefits from fitted wardrobes and a stylish en-suite shower room, refurbished in 2021, while the second bedroom provides a spacious and versatile room suitable for guests, children or those working from home.

Outside, the enclosed rear garden enjoys a desirable north-west facing aspect and has been designed for low maintenance, featuring an artificial lawn, paved patio seating area and gravelled borders. It provides an excellent space for outdoor dining, entertaining and enjoying the afternoon and evening sunshine. The property also benefits from a garage and driveway providing off-road parking.

The home has been significantly enhanced in recent years, including a refitted kitchen (2022), replacement French doors and rear windows (2021), a refurbished en-suite (2021), replacement pressurised hot water cylinder (2021), quality Hillarys blinds fitted throughout (2021) and a boiler installed in 2020. Most rooms also benefit from double electrical sockets, many incorporating convenient USB charging points.

Offering three genuine double bedrooms, spacious accommodation across three floors, modern upgrades throughout and an enviable cul-de-sac position, this impressive home is ready to move straight into and is ideally located for Hilton's excellent local amenities, schools and transport links.







Front External

Situated in a quiet cul-de-sac, the property boasts an attractive modern frontage with a low-maintenance foregarden enclosed by wrought iron railings. A pathway leads to the contemporary front entrance, creating an appealing first impression.

Entrance Hall

A spacious and welcoming entrance hall providing access to the dining room, stairs rising to the first floor and a useful under-stairs storage cupboard, ideal for coats, shoes and household items.

Dining Room

A versatile reception space positioned at the heart of the home, perfect for formal dining, family meals or additional seating. Open plan in design, it flows seamlessly into the kitchen creating an excellent entertaining space.

Kitchen

Refitted in 2022, this modern kitchen is fitted with a range of wall and base units with complementary work surfaces over, incorporating integrated appliances and ample preparation space. French doors lead directly onto the rear garden, allowing plenty of natural light to flood the room and providing easy access for outdoor dining and entertaining.



Utility Room

A practical utility space offering additional storage, worktop space and room for white goods, whilst providing access to the ground floor cloakroom/WC.

Cloakroom/WC

Conveniently positioned off the utility room and fitted with a WC and wash hand basin.

First Floor Landing

Providing access to the lounge, a double bedroom, family bathroom and stairs rising to the second floor.

Lounge

A bright and spacious reception room featuring an attractive bay window which allows an abundance of natural light into the room. Offering generous proportions, this is an ideal space for relaxing and entertaining.

Bedroom Three

A well-proportioned double bedroom benefitting from built-in storage cupboards and offering flexibility for use as a guest bedroom, nursery or home office.

Family Bathroom

A modern family bathroom fitted with a panelled bath, shower, wash hand basin and WC.

Second Floor Landing

Providing access to the principal bedroom and third bedroom.

Bedroom One

A spacious double bedroom enjoying fitted storage cupboards and a stylish en-suite shower room refurbished in 2021. A bright and well-presented retreat occupying the top floor.

En-Suite

Modernised in 2021, the en-suite is fitted with a shower, wash hand basin and WC, finished with contemporary fittings.

Bedroom Two

A further generous double bedroom offering excellent versatility to suit a variety of lifestyle needs.

Garden

To the rear is an enclosed garden enjoying a desirable north-west facing aspect, making it the perfect spot to enjoy the afternoon and evening sun. The garden provides a patio seating area and artificial lawned section, ideal for families and entertaining.



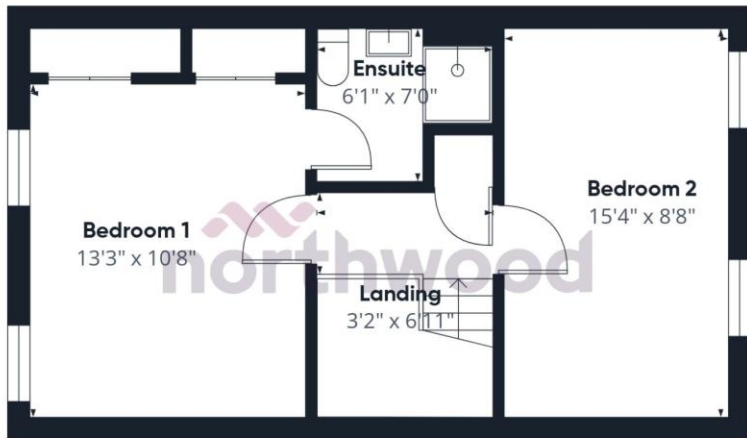




Floor 0



Floor 1



Floor 2

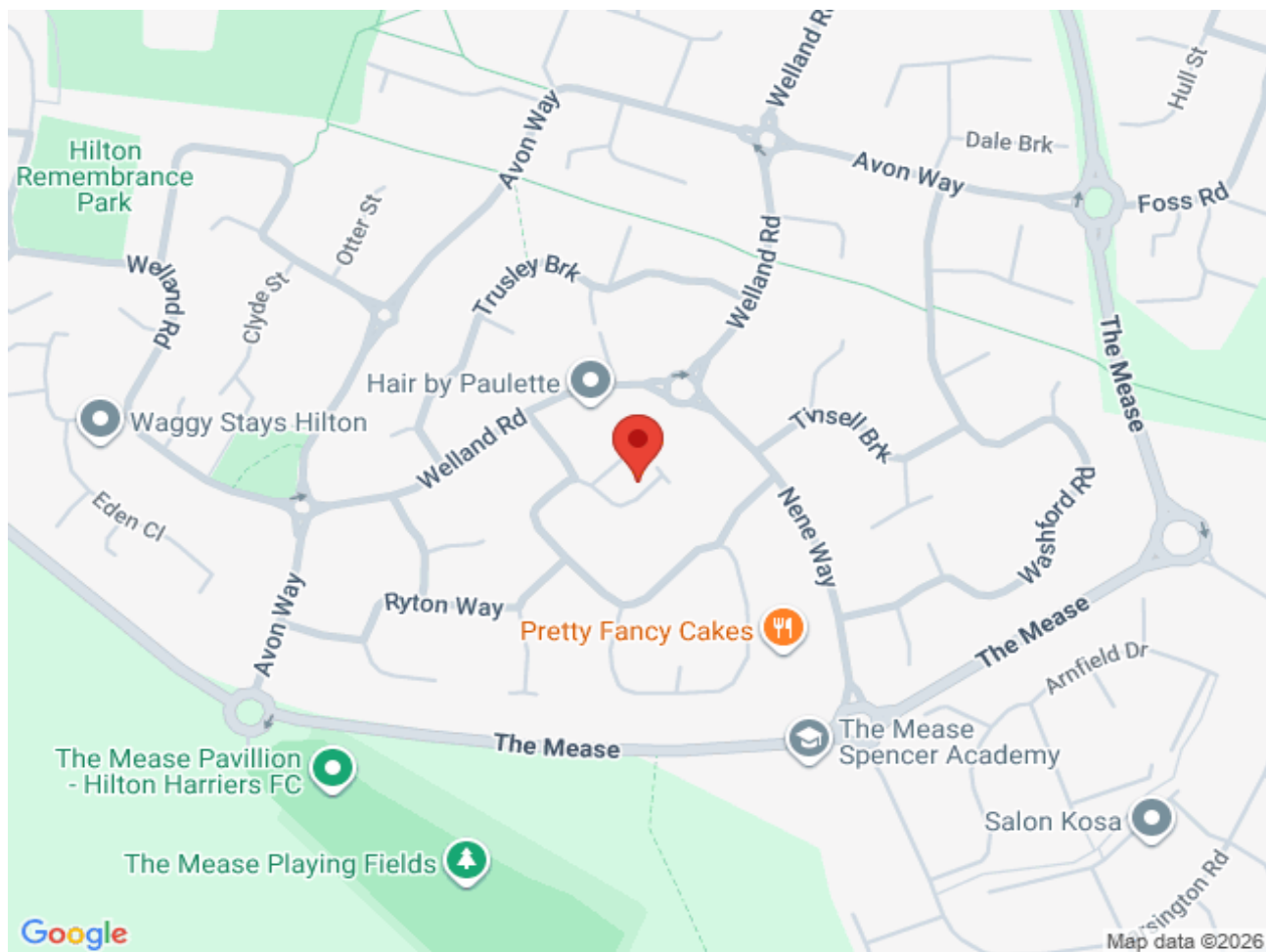


Approximate total area⁽¹⁾
1130 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Disclaimer: In line with AML regulations, Northwood (Derbyshire) Ltd must verify all purchasers' identities. The cost is £35 + VAT (£42 inc. VAT) per person, payable to our verification partner before a sale can be agreed. These particulars are issued in good faith but do not form part of any offer or contract. Details should be their own enquiries or surveys. Please contact us for clarification if travelling some distance to view. independently verified. Measurements are approximate, and services or appliances have not been tested. Buyers should make their own enquiries or surveys. Please contact us for clarification if travelling some distance to view.