ABODE
SALES & LETTINGS

Shady Grove, Hilton, Derbyshire, DE65 5FX

Chain Free £290,000

https://www.abodemidlands.co.uk

Fully Modernised & Extended Detached Bungalow — No Upward Chain

Beautifully presented and ready to move into, this fully modernised and extended detached bungalow is ideally situated within a sought-after cul-de-sac in the popular village of Hilton.

The property offers well-presented and versatile accommodation comprising an entrance hall, modern fitted kitchen, spacious living and dining room with doors opening directly onto the rear garden, two bedrooms, and a contemporary wet room.

Externally, the property benefits from front and rear gardens, a private side driveway providing ample off-road parking, a carport and single garage.

With its modern presentation, desirable location and no upward chain, this attractive bungalow is an excellent opportunity for those seeking comfortable single-storey living in a popular residential setting.

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HALL
Upvc double glazed side entrance door into the hallway with loft access, radiator and doors to -

KITCHEN
Fitted wall mounted, base and drawer units with solid woodwork surfaces and a sink and drainer unit. Fitted electric oven with built-in microwave and a gas hob with extractor hood. Integrated washing machine and tumble dryer, fridge freezer, upvc double glazed windows to the side and rear elevation and a radiator. Open through to the living and dining space.

LIVING & DINING ROOM
Feature fireplace, radiator and upvc double glazed windows and doors onto the garden.

BEDROOM I
Fitted wardrobes, upvc double glazed window and radiator.

BEDROOM 2
Upvc double glazed window to the front elevation and a radiator.

WET ROOM
Walk-in shower with rainfall shower head, vanity sink unit with wash hand basin and drawers under, Low flush wc, radiator and a upvc double glazed window.

OUTSIDE
Side drive down to a carport and single garage.
Front lawn and a rear garden with the lawn and paved seating area.

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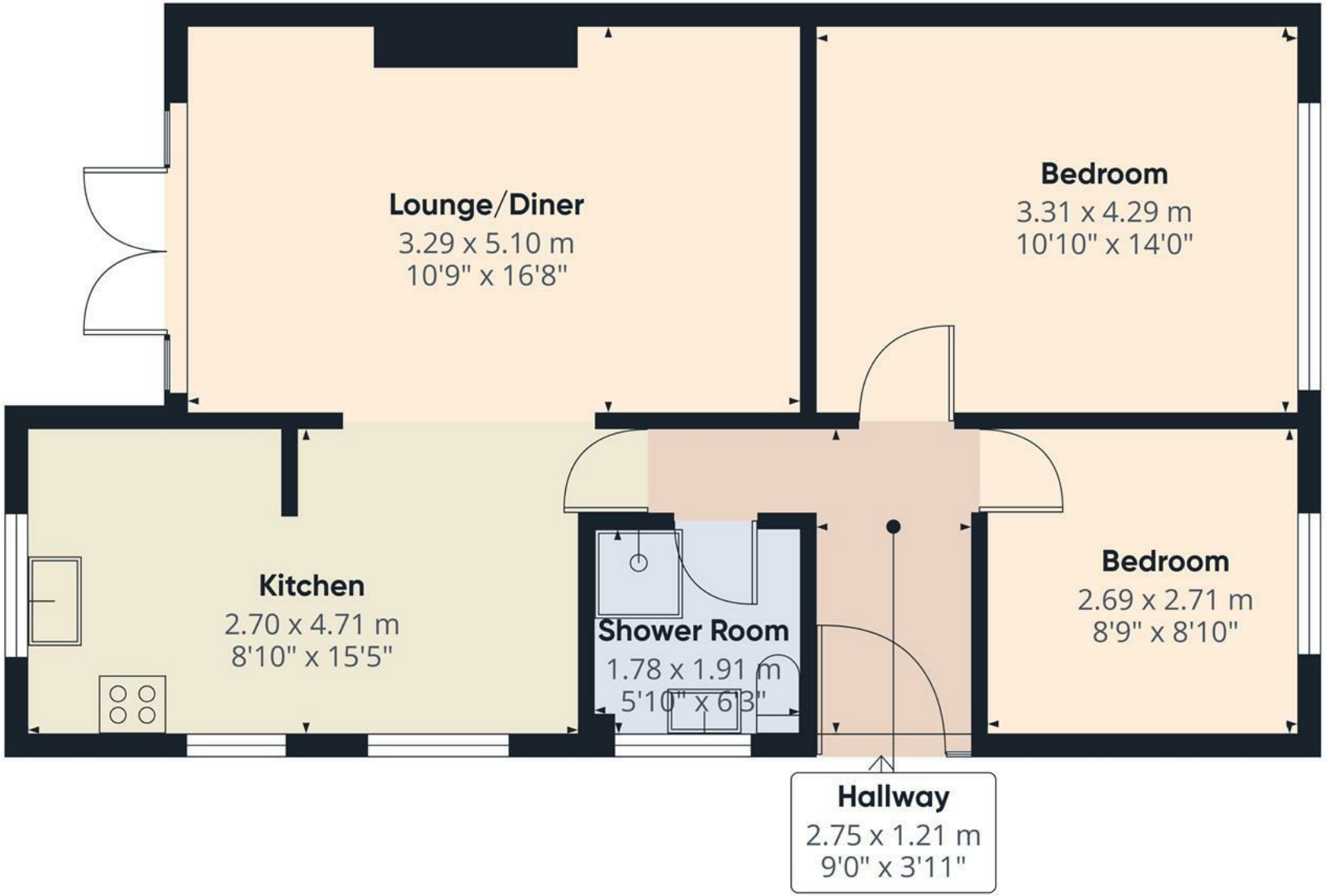

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Approximate total area(1)

59.5 m²

642 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.

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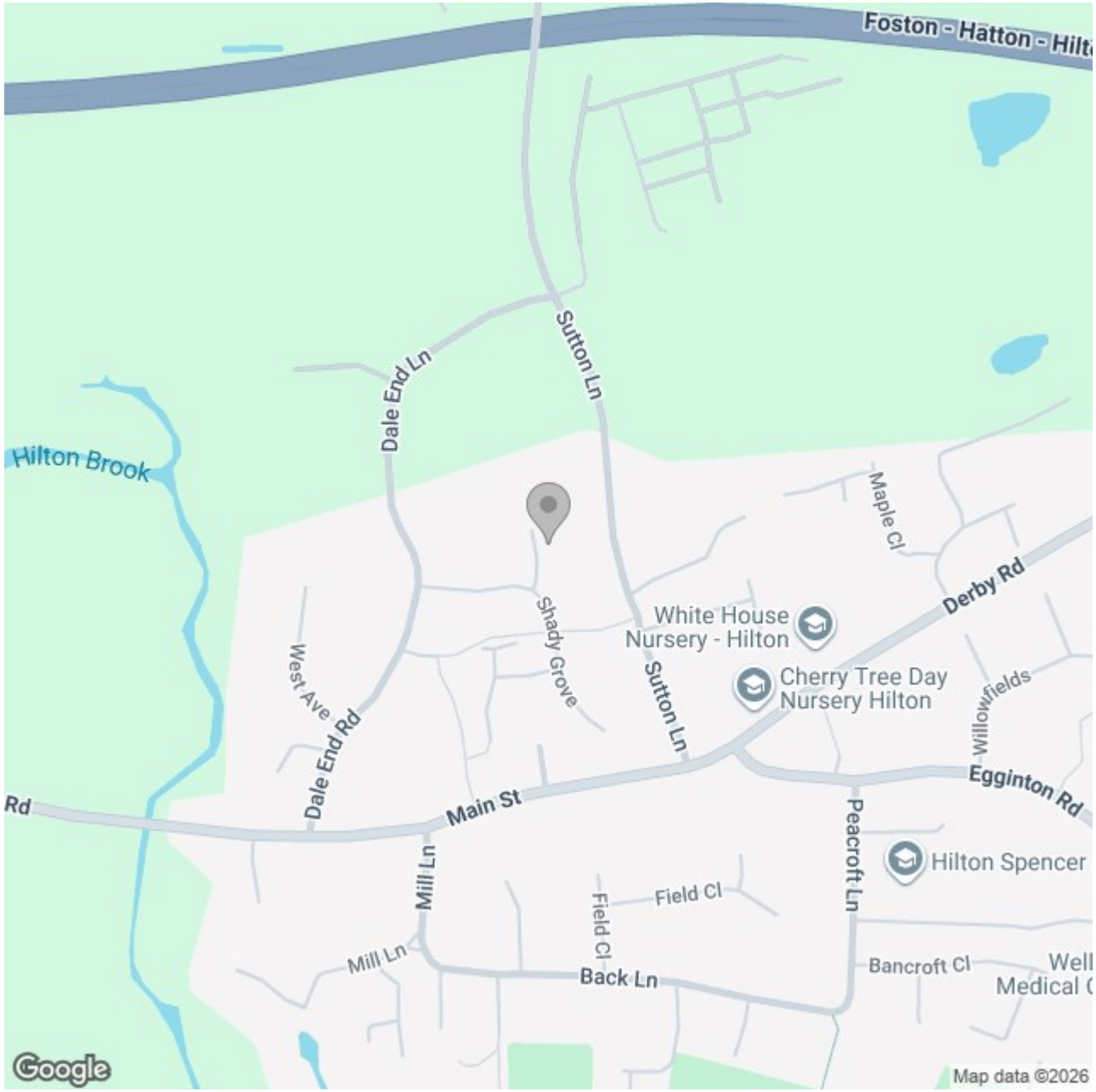

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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