

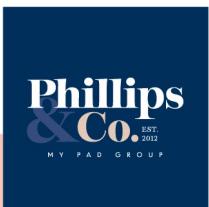
# 4 Bed House - Detached

Price £339,950

 Washford Road, Hilton, Derby, DE65 5HN



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# 4 Bed House - Detached

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SOLD WITH NO UPWARD CHAIN. A delightful well cared for modern detached family home situated in this highly popular locality and sited on a mature landscaped plot. A full inspection is essential to appreciate the wealth of appointments and size of accommodation on offer. In brief; recessed entrance porch, reception hall, guest's cloakroom / Wc, sitting room, dining room, superior refitted kitchen with appliances, light and spacious conservatory. To the first floor a landing leads to four bedrooms (Principal bedroom with shower room en-suite) and main bathroom with modern white suite. Outside is a two three driveway and integral garage. The property is sold freehold. Council tax band D. Energy rating B.

## Recessed Entrance Porch To:

## Reception Hall



Having laminate floor, radiator, door to garage and staircase to first floor.

## Guest's Cloakroom / Wc



Having modern two piece suite.

## Sitting Room 14'7" x 7'1" (4.47m x 2.18m )



Having fire surround, two radiators, Tv connection point, UPVC double glazed French doors to rear.

## Dining Room 9'6" x 10'0"

(2.92m x 3.07m )



Having radiator and UPVC double glazed window.

## Fitted Kitchen 14'1" x 8'0" (4.31m x 2.46m )



Having a range of modern fitted wall, base and drawer units with a selection of integrated appliances, UPVC double glazed French doors to conservatory.

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**Bedroom Three 10'10" x 8'0"  
(3.32m x 2.44m )**



**Conservatory 11'3" x 9'5"  
(3.43m x 2.89m )**



Having UPVC double glazed windows with matching doors to rear garden.

**Shower Room En-Suite**



Having refitted modern white three piece suite.

With built in wardrobes, radiator and UPVC double glazed window.



**Bedroom Two 10'2" x 8'11"  
(3.10m x 2.74m )**



With radiator and UPVC double glazed window.

**Bedroom Four 8'4" x 6'7"  
(2.56m x 2.03m )**



With radiator and UPVC double glazed window.

## First Floor

### Landing

**Bedroom One 12'11" x 12'4"  
(3.96m x 3.78m )**



With built in wardrobes, radiator and UPVC double glazed window.

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**Main Bathroom 6'9" x 5'4"  
(2.06m x 1.65m )**



With white three piece suite.

## Outside



Landscaped gardens with three car parking and integral garage measuring 4.92m x 2.48m.



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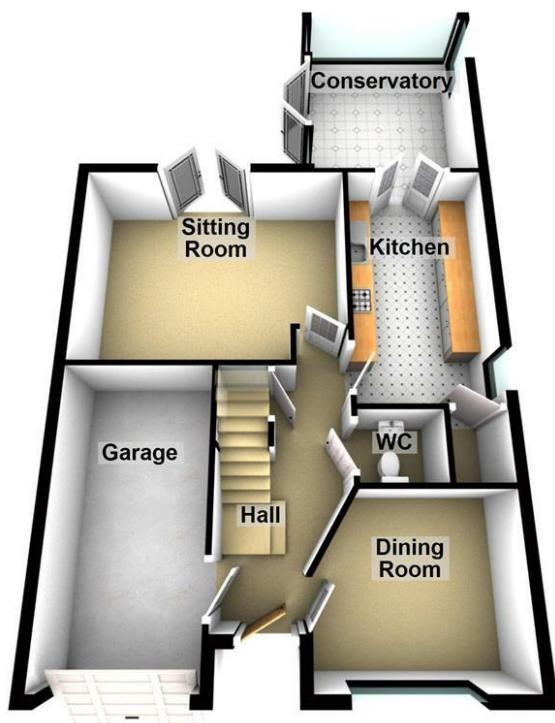


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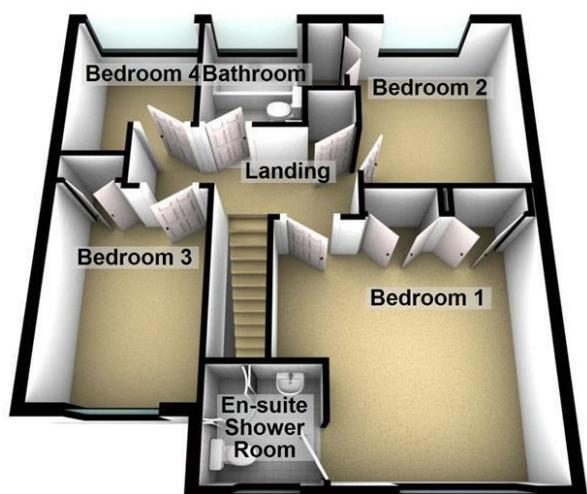
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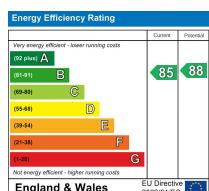
## Ground Floor



## First Floor



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