

5 Bed House - Detached

Offers over £350,000

 Trusley Brook, Hilton, Derby, DE65 5LA



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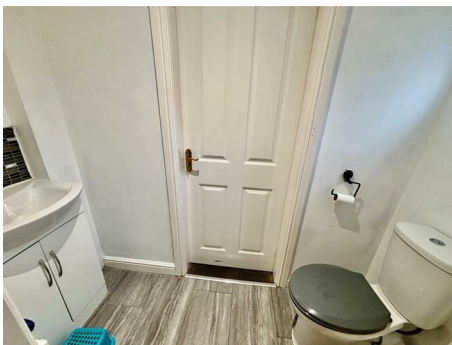
A modern Redrow built detached family home having been thoughtfully extended to provide substantial and versatile accommodation to include a purpose built dependent relative / teenager annexe. Currently used as five bedroom accommodation, the property briefly comprises; reception hall, guest's cloakroom / Wc, sitting room, dining room, summer room with feature log burner, well equipped kitchen, side hallway leading to a utility room, separate store room, tow further rooms (currently used as bedrooms). On the first floor a landing leads to three bedrooms (Principle bedroom with shower room en-suite) and main bathroom. Outside is a three car forecourt and low maintenance rear garden. The property is sold freehold. Council tax band D. Energy rating C.

Reception Hall



Having composite and opaque double glazed entrance door, porcelain tiled floor, radiator, understairs storage cupboard and staircase to first floor.

Guests Cloak Room/WC



Having modern white two piece suite with UPVC opaque double glazed window to front aspect.

Sitting Room 15'10" x 10'8" (4.85 x 3.27)



Having television and media connection points, radiator and UPVC double glazed window to front aspect. An arch leads to the:-

Dining Room 10'5" x 8'9" (3.20 x 2.67)



Having a porcelain tiled floor, radiator, archway to kitchen and double glazed sliding patio doors to:-

Summer Room 19'7" x 9'7" (5.98 x 2.94)



The focal point of the room being the cast iron log burner and having laminated wood effect floor, velux double glazed sky lights with ceiling halogen down lighters and double glazed bi-fold doors to the rear garden.

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Fitted Kitchen 10'4" x 9'1" (3.15 x 2.78)



Having a range of high gloss fitted wall, base and drawer units with quartz effect laminated working surfaces, inset black glass four ring induction hob with feature contemporary style extractor hood, electric fan assisted double oven and grill together within built in microwave grill/combination oven, integrated larder fridge, freezer and dishwasher, porcelain tiled floor, radiator and UPVC double glazed window.

Side Hallway

With radiator, laminated wood effect floor and velux double glazed sky lights.

Ground Floor Bedroom 16'6" x 7'7" (5.05 x 2.32)



Having radiator, ceiling LED down lighters, full height UPVC double glazed window with adjacent French door to garden.

Utility Room 8'3" x 6'4" (2.53 x 1.95)

Having a laminated wood effect floor, space

and plumbing for automatic washing machine, radiator, Baxi wall mounted gas boiler, ceiling LED down lighters, and velux double glazed sky light.

Please note, this room has plumbing ready for conversion into wet room.

Separate Store Room

With sky light.

Ground Floor Bedroom/Home Office 13'0" x 7'10" (3.97 x 2.39)



Having ceiling LED down lighters, radiator and UPVC double glazed window to front aspect.

First Floor Landing

With access to roof space and UPVC double glazed window to side aspect.

Principal Bedroom 12'11" x 11'6" (3.95 x 3.51)



Having a laminated wood effect floor, radiator and UPVC double glazed window to front aspect.

Shower Room/En Suite



Having refitted modern white three piece suite with feature fixed head mains fed drench shower together with hand held shower attachment, radiator and UPVC opaque double glazed window to side aspect.

Bedroom Two 11'2" x 10'3" (3.41 x 3.13)



Having a radiator and UPVC double glazed window to rear aspect.

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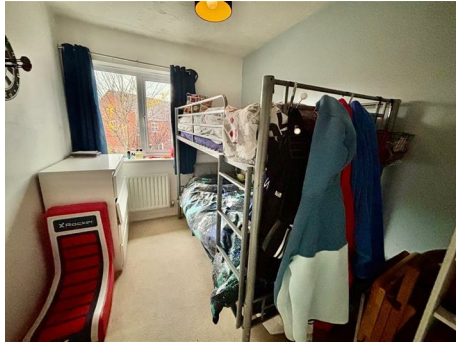
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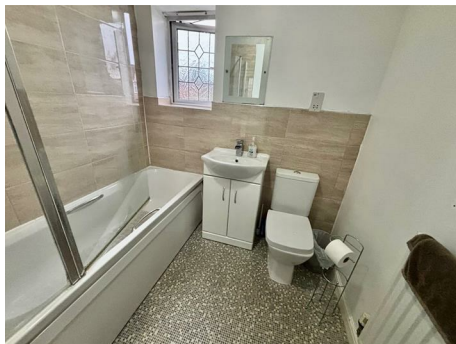
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Bedroom Three 10'8" x 7'1" (3.27 x 2.16)



Having a radiator and UPVC double glazed window to rear aspect.

Bathroom



Having modern white three piece suite with feature fixed head mains fed drench shower and hand held shower attachment over bath, glass shower screen, radiator and UPVC opaque double glazed window to front aspect.

Outside



The property is sited on a private, withdrawn west facing plot, at this sought after residential address. To the front is a tarmac and gravelled fore court giving car standing space for approximately three to four cars. The rear garden is enclosed by close panelled fencing, laid to a low maintenance design with Astroturf, patio area, established trees and having an outside double electric point and cold water tap.

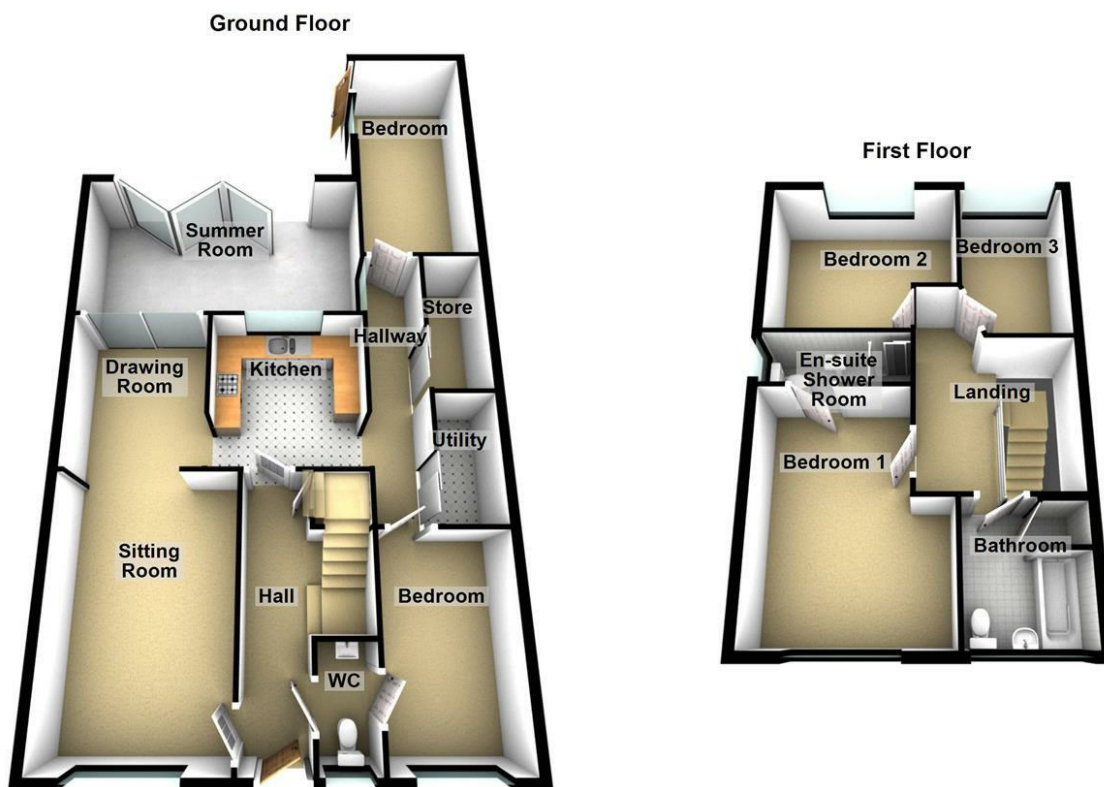
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		85
Energy efficient - lower running costs	B	77	
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		

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