



Main Street, Hilton Derby DE65 5GG

welcome to

Main Street, Hilton Derby

A thoughtfully extended three-bedroom character cottage, breathtaking and unique, making a wonderful family home. Generously sized with heaps of potential, inclusive of a private driveway, a well-established garden, spacious breakfast kitchen with period features throughout.



Entrance Hallway

Upon entry through the storm porch, the entrance hallway provides access to the downstairs w/c, lounge and first floor landing. Finished with carpeted flooring, exposed wooden beams, a radiator and a beautiful stained glass door.

W/C

Two-piece suite comprising of a wash-hand basin and low-level. Finished with wood-effect tiled flooring, exposed wooden beams, splashback tiling, a radiator and frosted double-glazed window to the front.

Lounge

21' 8" x 18' 1" (6.60m x 5.51m)

The spacious lounge features an exposed brick inglenook fireplace with a freestanding log burner and exposed wooden beams, drawing your attention to the delightful charm that flows throughout this family home.

Finished with carpeted flooring, two stained glass windows, double-glazed windows to the front, side and rear, cupboards providing storage space and french doors which lead directly out to the rear garden.

Breakfast Kitchen

18' 1" x 16' 1" (5.51m x 4.90m)

Accessed through the lounge, this generously sized fitted breakfast kitchen comprises of base, wall and drawer units, with an integrated porcelain sink, also housing the RangeMaster Cooker surrounded by exposed brickwork, with space and plumbing for additional appliances.

Finished with wood-effect tiled flooring, splashback tiling, double-glazed windows to the front and rear, a door leading out to the front, a door leading out to the rear garden and access to the walk-in pantry which houses the central heating boiler.

Landing

Spacious first floor landing providing access to three double bedrooms and family bathroom. Finished with carpeted flooring, two radiators, a linen cupboard for storage, and two double-glazed windows to the front.

Bedroom One

15' 9" x 11' 2" (4.80m x 3.40m)

A stunning and spacious master bedroom with a warm inviting atmosphere, perfect for winding down each evening. Finished with two sets of fitted wardrobes, carpeted flooring, a cupboard, a radiator, two double-glazed windows to the rear, and an en-suite shower room.

En-Suite

Three-piece suite comprising of a wash-hand basin, low-level w/c and shower cubicle. Finished with ceramic tiled flooring, splashback tiling, a radiator and frosted double-glazed window to the front.

Bedroom Two

10' 6" x 9' 6" (3.20m x 2.90m)

Generously proportioned double bedroom finished with carpeted flooring, fitted wardrobes, a cupboard, a radiator, and a double-glazed window to the rear.

Bedroom Three

11' 6" x 9' 2" (3.51m x 2.79m)

Double bedroom finished with carpeted flooring, fitted wardrobes, a radiator, and double-glazed window to the rear.

Bathroom

Three-piece suite comprising of a wash-hand basin, low-level w/c and freestanding, roll-top, claw-foot bathtub. Finished with ceramic tiled flooring, tiled walls, a towel radiator and frosted double-glazed window to the front.

External

Set back from the road to the front, a private driveway leads up to the stunning extended cottage, allowing ample off-road parking, with a carport providing shelter, further parking space and storage.

To the rear, beautifully laid-to-lawn, surrounded by mature greenery, trees and foliage to the perimeter. A large space which can be renovated to your desires (STPP), with a brick-base built outhouse and two sheds, you will never be short of storage space!

A serene vibrant garden offering relaxation, entertaining, or al-fresco dining in the summer months.



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welcome to

Main Street, Hilton Derby

- EXTENDED DETACHED CHARACTER COTTAGE
- ORIGINAL FEATURES BELIEVED TO BE DATED BACK TO THE 1800's
- SPACIOUS LOUNGE FEATURING AN EXPOSED INGLENOOK FIREPLACE
- GENEROUSLY SIZED BREAKFAST KITCHEN HOUSING A RANGEMASTER COOKER
- THREE DOUBLE-BEDROOMS WITH FITTED WARDROBES

Tenure: Freehold EPC Rating: E

Council Tax Band: C

£400,000



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