



**Sutton Lane, Hilton Derby DE65 5FB**

**welcome to**

## **Sutton Lane, Hilton Derby**

Situated in the sought-after Derbyshire suburb of Hilton, this three-bedroom semi-detached house comprises of an entrance hallway, lounge, dining room, kitchen, utility room, three bedrooms, family bathroom, driveway and rear garden. Call us now to view!



## **Entrance Hallway**

Upon entry through the front door the entrance hallway provides access to the lounge, kitchen and first floor landing.

## **Lounge**

13' 5" x 12' 5" ( 4.09m x 3.78m )

Spacious lounge featuring an electric fireplace, finished with carpeted flooring, cupboards, a radiator and double-glazed window to the rear.

## **Dining Room**

10' 8" x 8' 9" ( 3.25m x 2.67m )

Accessed through the kitchen, perfect for family meals finished with an electric fireplace, cupboards, a radiator and double-glazed window to the rear.

## **Kitchen**

7' 8" x 9' 11" ( 2.34m x 3.02m )

Fitted kitchen comprising of wall, base and drawer units, finished with an overhead extractor hood, and stainless steel sink, with space and plumbing for additional appliances. Finished with vinyl flooring, splash back tiling and a door accessing the utility.

## **Utility Room**

5' 9" x 13' 4" ( 1.75m x 4.06m )

Accessed through the kitchen, finished with tiled flooring, two double-glazed windows to the side and rear, with space and plumbing for additional appliances.

## **Landing**

First floor landing providing access to three bedrooms and the family bathroom.

## **Bedroom One**

10' 9" x 10' 4" ( 3.28m x 3.15m )

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

## **Bedroom Two**

10' 11" x 8' 9" ( 3.33m x 2.67m )

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

## **Bedroom Three**

7' 10" x 9' ( 2.39m x 2.74m )

Double bedroom finished with carpeted flooring, a cupboard, radiator and double-glazed window to the front.

## **Bathroom**

Three-piece suite comprising of a wash-hand basin,

low-level w/c and bath with an overhead shower.

Finished with vinyl flooring, part-tiled walls and a frosted double-glazed window to the front.

## **External**

Externally, to the front, a large pebbled driveway providing off-road parking for multiple vehicles, with mature shrubbery. To the rear, mainly laid-to-lawn surrounded by trees and mature shrubbery, a beautiful space with heaps of potential.



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## Sutton Lane, Hilton Derby

- THREE-BEDROOM SEMI-DETACHED HOUSE
- SPACIOUS LOUNGE
- DINING ROOM, KITCHEN AND UTILITY
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- PRIVATE AND ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: E

Council Tax Band: B

# £260,000



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**01332 518844**



[mickleover@bagshawsresidential.co.uk](mailto:mickleover@bagshawsresidential.co.uk)



14 The Square, Mickleover, DERBY, Derbyshire,  
DE3 0DD



[bagshawsresidential.co.uk](http://bagshawsresidential.co.uk)