

Mill Lane

Hilton, Derby, DE65 5GP

John German



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£389,950

This recently built bungalow offers a stunning and stylish home ready to move into. Set on a secluded plot with a long drive, large garage with WC, two light filled spacious double bedrooms, beautiful bathroom, rear facing dual aspect lounge and a superb kitchen/diner opening out to the garden.

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This fantastic bungalow offers a stylish contemporary home ready to move into, with an 'Valliant' Air Source Heat Pump and underfloor heating adding a cosy feel.

Set well back from the lane with a long drive and generous parking area. The property also has a large detached garage/workshop with WC and wash basin, up and over door, plus pedestrian door, perfect for car and motorbike enthusiasts, ideal hobby/workspace or just extra storage.

The reception hall is a welcoming space with wood effect flooring through, skylight, and a very useful cloaks/utility. The lounge enjoys a dual aspect with windows to side and garden views to rear.

Across the hall, the highlight of the bungalow is a spacious well appointed kitchen/diner with French doors out to the rear garden. Fitted with base and wall units with an integrated oven, hob, fridge/freezer and dishwasher, and plenty of space for a dining table.

Both bedrooms are generous doubles; light filled with bay windows framing views to front. There is a lovely bathroom featuring a roll top bath, separate shower, high level WC and wash basin with mirror over.

The garden features a shaped lawn and a paved terrace ideal for patio furniture.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Air source heat pump & underfloor heating

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band TBC

Useful Websites: www.gov.uk/government/organisations/environment-agency

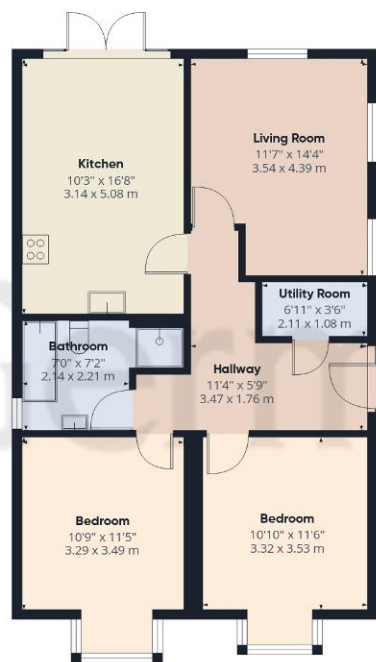
Our Ref: JGA/10122025

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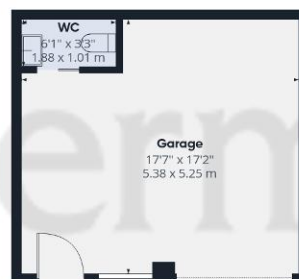


Ground Floor Building 1

Approximate total area⁽¹⁾

1111 ft²

103.2 m²



Ground Floor Building 2

(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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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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