

# Bren Way

Hilton, Derby, DE65 5HP



Beautifully presented modern semi having been refurbished and finished to an exceptionally high standard throughout with the addition of a lovely rear extension with a lantern skylight. Driveway and Garage. Perfect for first time buyers and professional couples.

£240,000

John German 

The seller has undertaken extensive improvements to the property in recent years. These include full internal redecoration, refurbishment of the kitchen with the addition of accent lighting, and refitting of the first-floor shower room.

The conservatory has also been upgraded with the installation of a solid roof and lantern skylight, creating an enhanced rear extension. In addition, all windows and doors have been replaced in recent years, with the exception of those within the extension. The garage door has also been replaced with an electrically operated door.

Entrance to the front of the property with a storm canopy which has motion sensor lighting. A replacement composite entrance door which opens into the entrance lobby with a unusual penny floor with accent lighting and where an enclosed staircase rises to the first floor landing with recessed accent lighting. An oak veneer door leads into the living room that has feature decorative panelling on the rear wall, an understairs recess and a window overlooking the front elevation plus an oak veneer door into the kitchen.

The dining kitchen is fitted with a range of base and eye level units with under unit lighting and kickboard lighting, roll edge worksurfaces, inset stainless steel sink unit with mixer tap, tiled splashbacks, built-in eye level double oven, five ring gas hob with extractor hood over, leaving space for a full range of appliances. The dining area opens into the rear extension via a glazed internal entrance door.

The rear extension is currently used as a second sitting room and is fitted with a lantern skylight, French doors and matching windows overlooking the rear garden. A courtesy door opens into the garage.

On the first floor landing, doors lead off to the bedrooms and shower room. The master bedroom has decorative panelling along one wall and a window overlooking the rear garden. Bedroom two is also a double room overlooking the front elevation with a built-in double wardrobe that incorporates a hung drying area with heater.

The refitted shower room completes the accommodation comprising a fully tiled walk-in double shower with recessed shelving and lighting, concealed flush WC, vanity washbasin and extensive storage, wall mounted LED mirror, window to the side.

Outside, the front and side of the property has been tarmaced to provide off road parking and access to the garage which has a replacement roller door, power and lighting connected. The rear garden is fully enclosed and private being mainly laid to lawn with a paved patio and an ornamental border. A garden shed has power and lighting offering space for further appliances.

About the area: The property is located on one of the smaller developments on the entrance into Hilton and Bren Way features a large open amenity space and nicely spaced homes. The village of Hilton has plenty of essential amenities including, a doctors with two pharmacies, The Post Office, schools and nurseries, Tesco Express, Aldi and plenty of takeaway food options. Hilton has several hair and beauty salons, a bakery, pubs around the village, a village hall and a number of play areas for children. To the back of the village hall there is a skate park, football pitches and a tennis/football court. The buses which run through the village provide a service which goes to other local villages as well as into Derby City Centre and Burton Town Centre. It has easy access to major road links with the A38 and A50 both just a couple of minutes' drive from the village and the A516 to Derby.

**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. It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:** Fibre

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 B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/05032026

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 75 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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