4 Bed House - Detached

Offers over £325,000

Washford Road, Hilton, Derby, DE65 5HN

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SOLD WITH NO UPWARD CHAIN. A delightful well cared for modern detached family home situated in this highly popular locality and sited on a mature landscaped plot. A full inspection is essential to appreciate the wealth of appointments and size of accommodation on offer. In brief; recessed entrance porch, reception hall, guest's cloakroom / Wc, sitting room, dining room, superior refitted kitchen with appliances, light and spacious conservatory. To the first floor a landing leads to four bedrooms (Principal bedroom with shower room en-suite) and main bathroom with modern white suite. Outside is a three car driveway and integral garage. The property is sold freehold. Council tax band D. Energy rating B.

Recessed Entrance Porch To:

Reception Hall

Having laminate floor, radiator, door to garage and staircase to first floor.

Guest's Cloakroom / Wc

Having modern two piece suite.

Sitting Room 14'7" x 7'1" (4.47m x 2.18m)

Having fire surround, two radiators, Tv connection point, UPVC double glazed French doors to rear.

Dining Room 9'6" x 10'0" (2.92m x 3.07m)

Having radiator and UPVC double glazed window.

Fitted Kitchen 14'1" x 8'0" (4.31m x 2.46m)

Having a range of modern fitted wall, base and drawer units with a selection of integrated appliances, UPVC double glazed French doors to conservatory.

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Bedroom Three 10'10" x 8'0" (3.32m x 2.44m)

With built in wardrobes, radiator and UPVC double glazed window.

Conservatory 11'3" x 9'5" (3.43m x 2.89m)

Having underfloor heating, UPVC double glazed windows with matching doors to rear garden.

First Floor

Landing

Bedroom One 12'11" x 12'4" (3.96m x 3.78m)

With built in wardrobes, radiator and UPVC double glazed window.

Shower Room En-Suite

Having refitted modern white three piece suite.

Bedroom Two 10'2" x 8'11" (3.10m x 2.74m)

With radiator and UPVC double glazed window.

Bedroom Four 8'4" x 6'7" (2.56m x 2.03m)

With radiator and UPVC double glazed window.

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Main Bathroom 6'9" x 5'4"
(2.06m x 1.65m)

With white three piece suite.

Outside

Landscaped gardens with three car parking and integral garage measuring 4.92m x 2.48m.

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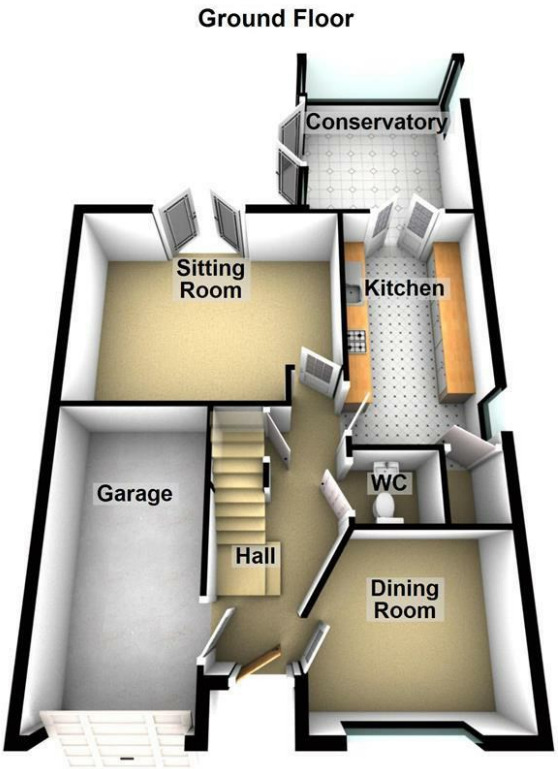

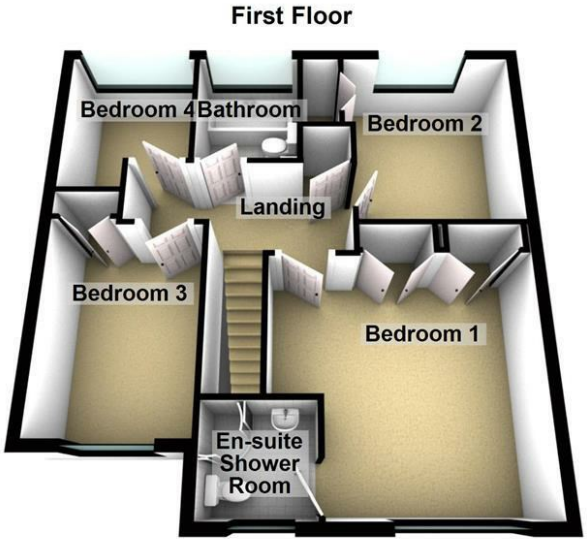

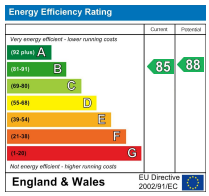

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