

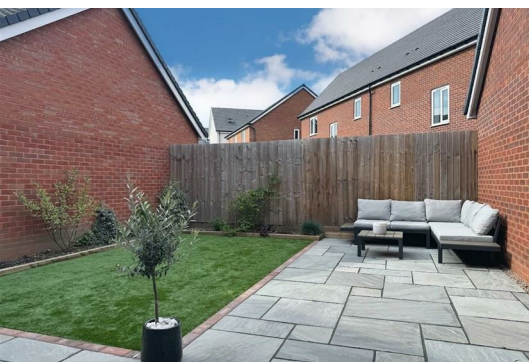


10 Thornton Drive, Hilton, DE65 5RB

Offers Over £325,000



Providing beautifully styled accommodation with a modern layout featuring a magnificent open plan living dining kitchen, this four bedroom stunning modern home also enjoys a delightful outlook, tandem driveway and garage. No Chain.



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This highly impressive and efficient family home offers gas central heating, UPVC double glazing and briefly comprises, entrance hallway and reception area with stairs leading to the first floor and useful cupboard beneath, guest cloakroom, utility room, superb open plan living dining kitchen with integrated appliances and French doors leading to the rear garden, to the first floor a landing leads to 4 well proportioned bedrooms, two of which having fitted wardrobes and the principal bedroom having an ensuite, there is finally the main family bathroom.

Externally, the property has a tandem length side driveway leading to a semi-detached brick garage, there is also a delightful outlook to the front across a local play area and nature reserve with well connected pathways. The rear garden has been landscaped to a contemporary style having a paved patio, artificial turf, planted borders and gated side access.

Hilton is a highly popular and sought after residential location positioned to the south of Derby with excellent access to the A38 and A50 road networks. Locally there are an impressive range of local facilities including supermarket, popular public houses and delightful parks and walks.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY AND RECEPTION

A very welcoming and formal hallway leading into a reception area with quality vinyl flooring, stairs leading to the first floor with useful under stairs store cupboard, radiator.

WC

Appointed with a low-level WC and pedestal wash handbasin with tiled splashback, quality vinyl flooring, UPVC double glazed window with Venetian blinds, radiator.

UTILITY ROOM

4'10" x 4'3" (1.47m x 1.30m)

A very useful separate room having plumbing and space for a washing machine and tumble dryer with laminate worksurface, shelving, extractor fan, quality vinyl flooring, extractor fan and radiator.

LIVING DINING KITCHEN

LIVING AREA

15'5" x 10'2" (4.70m x 3.10m)

A beautifully presented room with feature wall panelling, ample space for comfortable furniture, media connections, front facing UPVC double glazed window with pleasant

outlook, two central heating radiators, open plan access into:

DINING KITCHEN

19' x 10'5" (5.79m x 3.18m)

A very spacious area having ample space for a dining table and chairs adjoining UPVC double glazed French doors giving easy access to the rear patio, vinyl floor covering throughout.

The kitchen is appointed with a comprehensive range of fitted wall and base units having matching cupboard and drawer fronts, laminate work surfaces and matching splashback, inset composite one and a half sink and drainer, eyelevel double electric oven, six burner gas hob with an extractor fan over, integrated fridge freezer and dishwasher, concealed wall mounted boiler providing domestic hot water and gas central heating, UPVC double glazed window and inset ceiling spotlights.

FIRST FLOOR

LANDING

A pleasant first floor reception area with independent access to all first floor principal rooms and loft access.

BEDROOM ONE

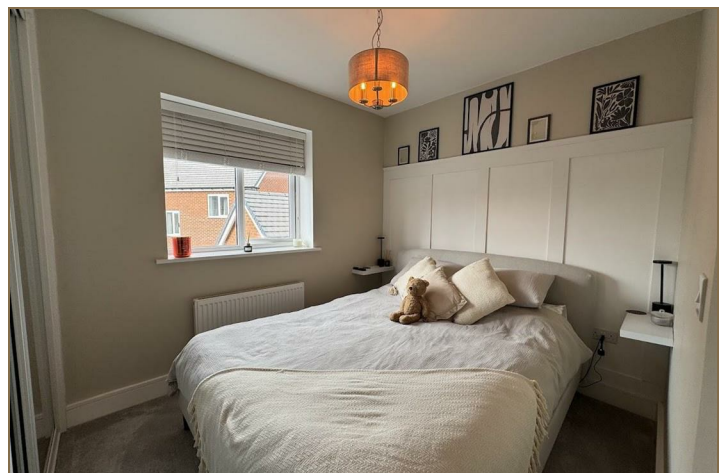
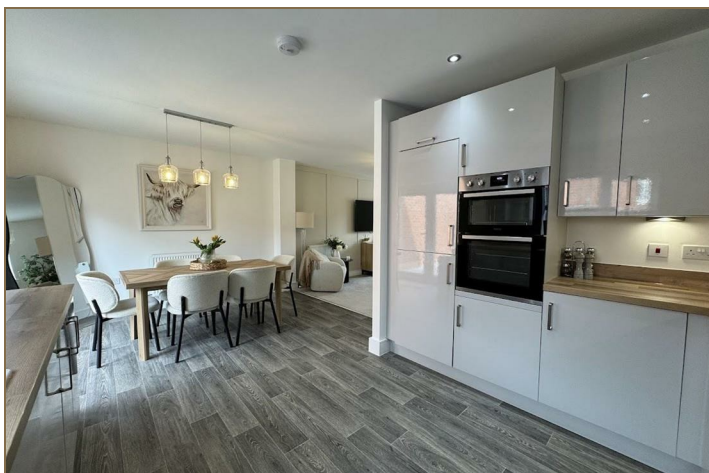
11'4" x 7'11" (3.45m x 2.41m)

Having a fitted wardrobe with sliding mirrored doors, feature wall panelling, UPVC double glazed window to the rear elevation with fitted Venetian blinds, media connections and radiator.

EN-SUITE

7'7" x 3'10" (2.31m x 1.17m)

Appointed with a walk-in shower cubicle with bi-fold screen door and electric shower with wall tiling, wash hand basin and low level WC, vinyl floor covering, extractor fan insect ceiling spotlights and towel radiator.



BEDROOM TWO

11'2" x 7'10" (3.40m x 2.39m)

Positioned to the front of the property having a full height UPVC double glazed window overlooking an attractive front aspect, built-in wardrobes, media connections and radiator.

BEDROOM THREE

11'4" x 7'5" (3.45m x 2.26m)

A generous third bedroom having a rear facing UPVC double glazed window, media connections and radiator.

BEDROOM FOUR

7'11" x 7'7" (2.41m x 2.31m)

A generous fourth bedroom currently being used as a dressing room having a front facing UPVC double glazed window with pleasant aspect, radiator.

MAIN BATHROOM

7'6" x 6'4" (2.29m x 1.93m)

Appointed with a white three-piece suite comprising a panelled bath with mains chrome shower over and screen, wall tiling,

pedestal wash and basin and low-level WC, UPVC double glazed window, extractor fan, inset ceiling spotlights and tall towel radiator.

OUTSIDE

Externally, the property has a tandem length side driveway leading to a semi-detached brick garage, there is also a delightful outlook to the front across a local play area and nature reserve with well connected pathways. The rear garden has been landscaped to a contemporary style having a paved patio, artificial turf, planted borders and gated side access.

PLEASE NOTE

There is a community charge of £19.33 PCM which covers the maintenance of communal areas throughout the development.

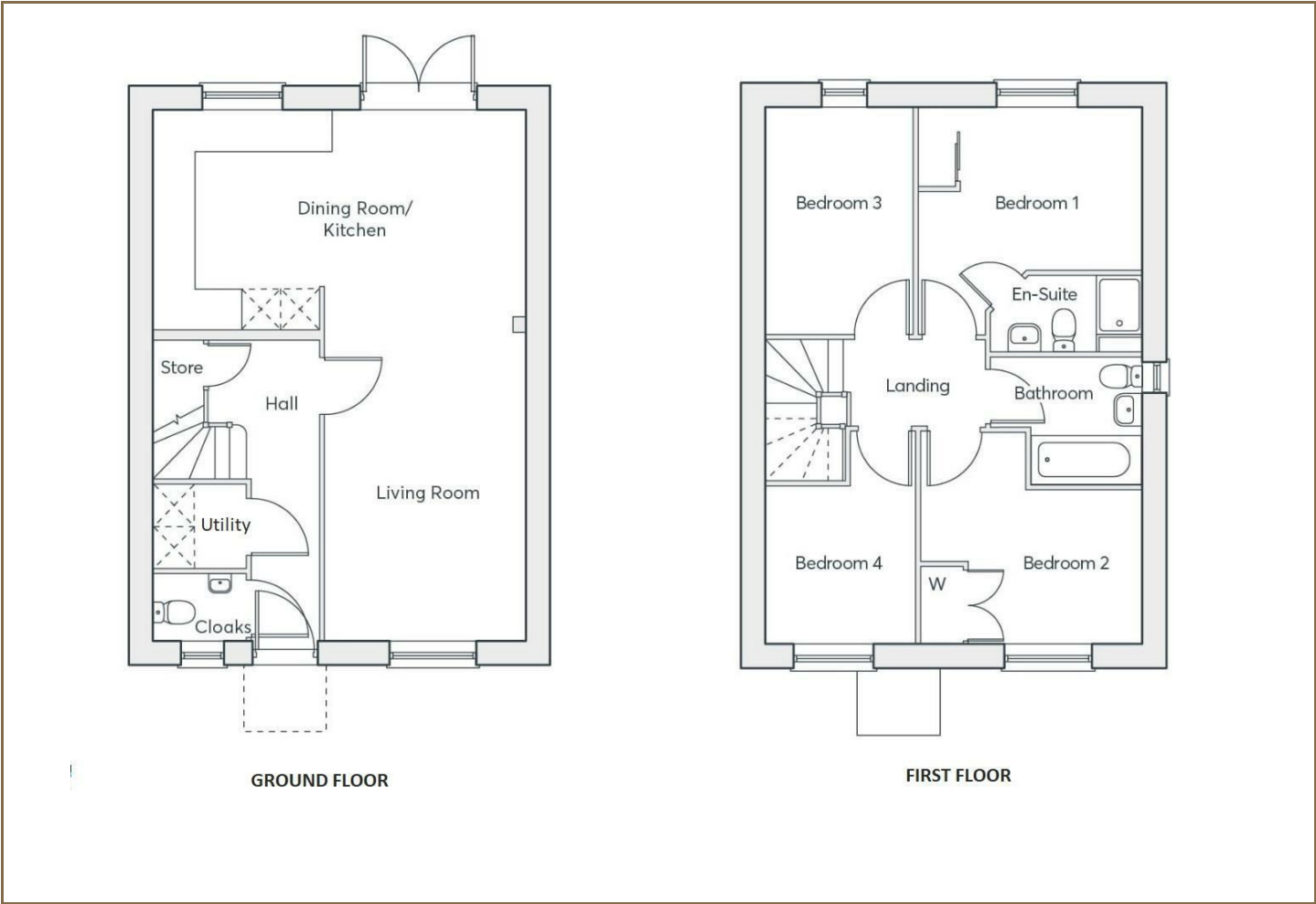




Road Map



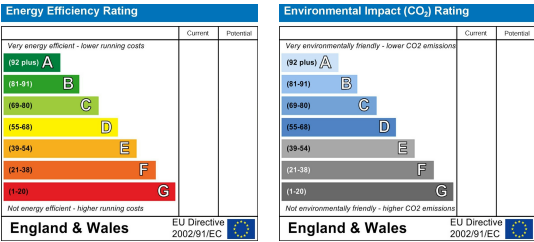
Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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