



## 17 Sherbourne Drive, Hilton, Derby, DE65 5NJ

**£925 Per Calendar**



Situated within a popular residential housing development, this is a well appointed two bedroom property which benefits from gas central heating, double glazing and an enclosed garden to the rear.



Internally the well presented accommodation briefly comprises an entrance hall with staircase leading to the first floor, large understairs cupboard and ground floor cloakroom. The property has a large lounge/dining room with double glazed French doors leading to the rear garden and there is a kitchen with integrated appliances. To the first floor the property has two bedrooms and there is a bathroom with shower over the bath.

Outside the property has an enclosed lawn garden to the rear with patio area and rear gate. To the front there is a pathway leading to an entrance vestibule and bin storage.

The property benefits from a single garage which is situated a short distance from the property with up and over door.

Hilton is a highly desirable residential location situated on the outskirts of the vibrant city of Derby within easy reach of Burton Upon Trent and Uttoxeter. The development has a range of shops and public houses which can be found in the village of Hilton close by.

## ACCOMMODATION

### ENTRANCE HALL

With staircase leading to the first floor, laminate floor, radiator and useful understairs storage cupboard.

### CLOAKROOM

With low level WC, wash hand basin and radiator.

### KITCHEN

5'11" x 9' (1.80m x 2.74m)

With a range of work surface/preperation areas, wall and base cupboards and an integrated electric oven, gas hob and enclosed extractor over. The kitchen has a stainless steel sink unit with drainer beneath a double glazed window overlooking the front elevation and there is space for a freestanding fridge/freezer and additional appliance space. Complementary tiling and wall mounted electric heater.

### LOUNGE

12'6" x 11'4" (3.81m x 3.45m)

With laminate floor, double glazed French doors opening to the rear garden, further double glazed windows and radiator.

## TO THE FIRST FLOOR

### LANDING

With access to loft.

### BEDROOM ONE

10' x 9'2" plus recess (3.05m x 2.79m plus recess)

With two double glazed windows and useful airing cupboard housing boiler providing domestic hot water and central heating.

### BEDROOM TWO

11'8" x 6'9" (3.56m x 2.06m)

With double glazed window and radiator.

### BATHROOM

5'5" x 7'11" (1.65m x 2.41m)

With low level WC, pedestal wash hand basin and bath with shower over the bath, complementary tiling and frosted double glazed window.

### OUTSIDE

Outside the property benefits from an enclosed lawn garden to the rear with patio area and personal gate to the rear.

To the front elevation there is a pathway to the front door entrance vestibule which is ideal for bin storage.

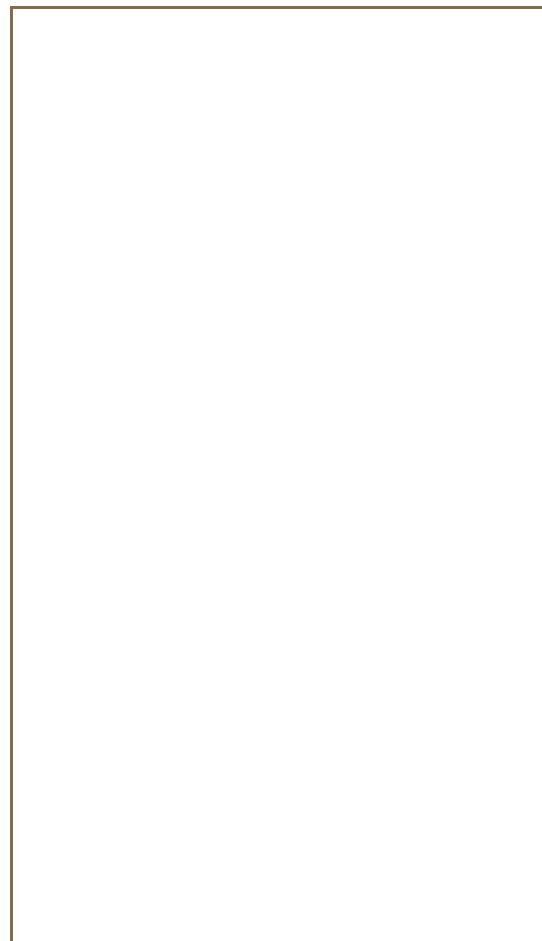
This property benefits from a single garage, which is a short walk away, with up and over door.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

## Area Map



## Floor Plans



## Energy Efficiency Graph

