



6. Field Close, Hilton, Derby, DE65 5GL

£1,200 Per Calendar



An immaculately presented and much improved three bedroom detached family home enjoying a pleasant cul-de-sac position within the heart of Hilton close to the many local shopping amenities, school and park.



The spacious accommodation which includes both UPVC double glazing and gas central heating comprises, entrance hallway, open plan lounge and dining room, modern fitted kitchen with pantry, to the first floor are three well-proportioned bedrooms and luxuriously appointed four piece bathroom.

Externally there is an attractive printed concrete driveway to the front and side, a pleasant enclosed garden to rear with patio, lawn, substantial timber store and shed.

Hilton is a popular residential suburb with excellent road links to the A38 and A50 leading to East Midlands Aiport and M1. Locally there are an impressive range of local amenities including grocery stores and supermarket, primary school, pleasant walks and park.

Quality accommodation and location.

ACCOMMODATION

GROUND FLOOR

HALLWAY

Main UPVC double glazed front door and windows, attractive laminate flooring, stairs to first floor, useful understairs store, radiator.

KITCHEN

11'4" x 9'1" (3.45m x 2.77m)

Smartly appointed with a range of fitted wall and base units with matching cupboard and drawer fronts in gloss cream, wood effect laminate work surfaces, tiled splashbacks, composite sink and drainer, electric oven, five burner gas hob and extractor fan over, integrated slimline dishwasher, a washing machine and fridge freezer can be provided if required, tiled floor, UPVC double glazed windows and door to garden, inset ceiling spotlights, radiator, large built-in pantry.

OPEN PLAN LIVING DINING ROOM

24'2" x 10'10" (7.37m x 3.30m)

A wonderful open plan space with ample room for lounge and dining furniture, herringbone flooring throughout, log burner stove, UPVC double glazed bow window with shutters to the front elevation and French doors, also with shutters to the garden, vertical radiator.

FIRST FLOOR

LANDING

UPVC double glazed window with shutters.

BEDROOM ONE

12'5" x 10' (3.78m x 3.05m)

A spacious double bedroom with open fronted wardrobes and drawers, wall panelling, UPVC double glazed window with blinds, radiator.

BEDROOM TWO

11'5" x 10' (3.48m x 3.05m)

A second spacious double bedroom with a rear facing UPVC double glazed window with blinds, radiator.

BEDROOM THREE

7'8" x 6'10" (2.34m x 2.08m)

A generous third bedroom having a front facing UPVC double glazed window with blinds, radiator.

BATHROOM

8'6" x 7'8" (2.59m x 2.34m)

A luxuriously appointed bathroom having a four piece suite comprising a double width shower enclosure with mains shower over, wash basin sat on a two drawer vanity unit, deep bath with handheld shower and WC, tiled floor and half tiled walls, UPVC double glazed window, inset ceiling spotlights, extractor fan, towel radiator.

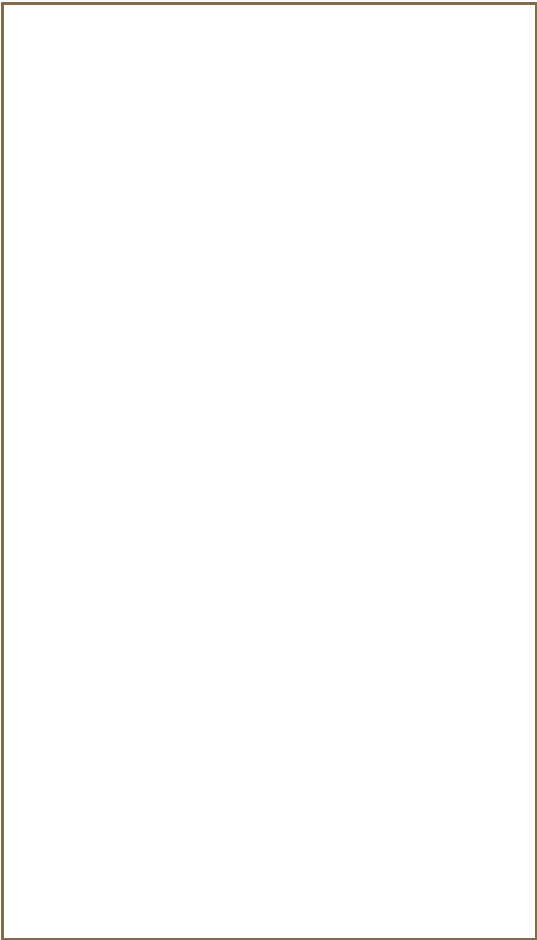
OUTSIDE

Externally there is an attractive printed concrete driveway to the front and side, a pleasant enclosed garden to rear with patio, lawn, substantial timber store and shed.

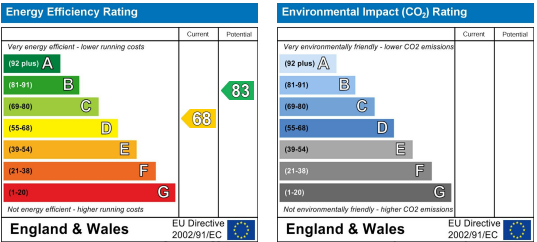
Area Map



Floor Plans



Energy Efficiency Graph



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