Robert Ellis

look no further...

Brookvale Close,
Hilton, Derby
DE65 5PE

£229,950 Freehold

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THIS IS AN ALMOST BRAND NEW THREE BEDROOM SEMI DETACHED PROPERTY SITUATED IN THIS POPULAR AREA TO THE SOUTH OF DERBY.

Robert Ellis are pleased to be instructed to market this three bedroom semi detached property which was built approximately 2 years ago and offers well proportioned accommodation which derives the benefits of excellent insulation throughout which helps keep running costs to a minimum. For the size of the accommodation and private gardens to the rear to be appreciated, we recommend that interested parties take a full inspection so they are able to see the whole property for themselves. Hilton is a popular residential area situated just off the A50 and therefore is easily accessible to Derby, Nottingham, Leicester and other East and West Midlands towns and cities.

The property, which is being sold with the benefit of no upward chain, is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the tastefully finished accommodation derives all the benefits of gas central heating and double glazing. In brief the house includes a reception hallway which has Karndean style flooring that extends through into the dining kitchen and ground floor w.c., the lounge is situated at the back of the house and this has French doors leading out to the rear garden and the dining kitchen is fitted with white gloss finished wall and base units and has integrated appliances. To the first floor the landing leads to the three bedrooms, all of which are of a good size with the main bedroom having a shower room en-suite and the main bathroom having a white suite complete with a shower over the bath position. Outside there is car standing to the side of the house, a lawned area at the front and a private rear garden which includes a patio leading onto a lawned garden and at the bottom of the garden there is a decked area with a bar/outdoor living space. The garden is kept private by having fencing to the boundaries and there is a gate leading through to the car standing area at the side of the house.

Hilton has a number of local shopping facilities and schools for all ages which are within easy reach, there are healthcare and sports facilities, walks in the nearby countryside and around South Derbyshire villages and the excellent transport links include the A50 which take you to the M1 or in the other direction towards the M6, East Midlands Airport, stations at Derby and East Midlands Parkway and there is a good road network which takes you to local towns and cities including Burton on Trent, Derby, Stoke on Trent and further afield to towns in both the East and West Midlands.

Reception Hall
Stylish composite front door with opaque double glazed panel above, Karndean style flooring which extends into the kitchen and stairs with balustrade to the first floor with cupboard under.

Ground Floor w.c.
Having a white low flush w.c. and a pedestal wash hand basin with mixer taps, Karndean style flooring, double glazed window, radiator and an X-pelair fan.

Lounge/Sitting Room
15'3 x 10'7 approx (4.65m x 3.23m approx)
Double opening double glazed French doors with double glazed side panels leading out to the private rear garden and a radiator.

Breakfast Kitchen
10'2 reducing to 8'2 x 10'9 approx (3.10m reducing to 2.49m x 3.28m approx)
The kitchen is fitted with white gloss finished units which have brushed stainless steel sittings and includes a sink with a mixer tap and a four ring hob set in an L shaped work surface with cupboards, oven, drawers and an integrated dishwasher and automatic washing machine below, matching eye level wall cupboards, hood and back plate to the cooking area, space for an upright fridge freezer, Karndean style flooring, radiator, double glazed window to the front and the boiler is housed in a matching wall cupboard.

First Floor Landing
The balustrade continues from the stairs onto the landing, hatch to loft and there is a radiator.

Bedroom 1
9'5 x 10'8 reducing to 8'2 approx (2.87m x 3.25m reducing to 2.49m approx)
The main bedroom has a double glazed window to the rear, built-in wardrobe with shelving and having mirrored sliding doors and a radiator.

En-Suite
The en-suite to the main bedroom has a corner shower with folding doors and a side screen, low flush w.c., pedestal wash hand basin with mixer tap, chrome heated ladder towel radiator, Karndean style flooring, walls tiled to the sink and w.c. areas, opaque double glazed window, X-pelair fan and wall cupboard with a mirror to the wall by the sink position.

Bedroom 2
10'2 x 8'8 approx (3.10m x 2.64m approx)
Double glazed window to the rear and a radiator.

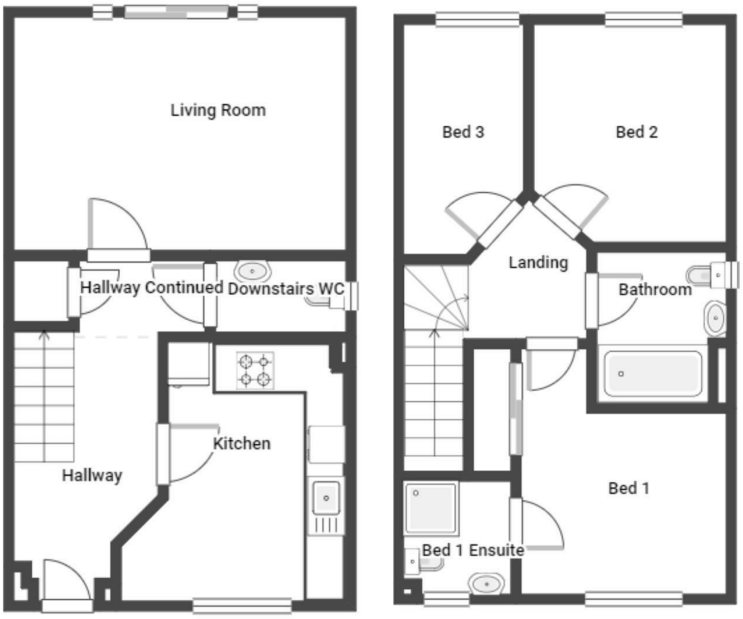
Bedroom 3
10'7 x 6'2 approx (3.23m x 1.88m approx)
Double glazed window to the rear and a radiator.

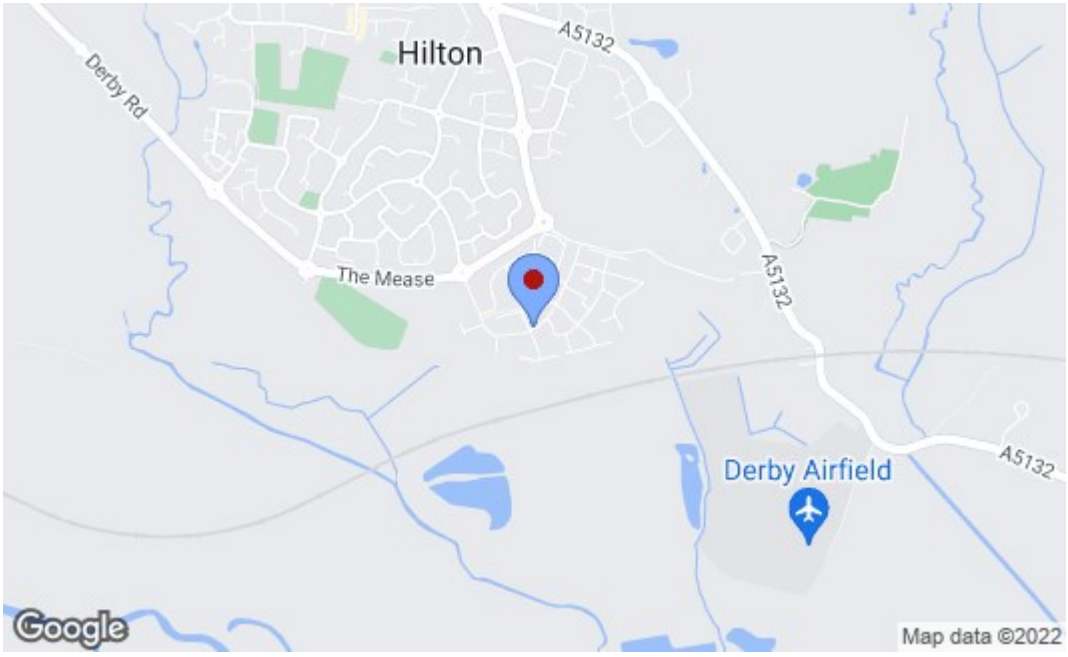
Bathroom
The main bathroom has a white suite including a panelled bath with a mixer tap/shower and a glazed protective screen, pedestal wash hand basin with mixer tap and a low flush w.c., tiling to the walls by the bath, sink and w.c. areas, electric shaver point, opaque double glazed window, ladder heated towel radiator and an X-pelair fan.

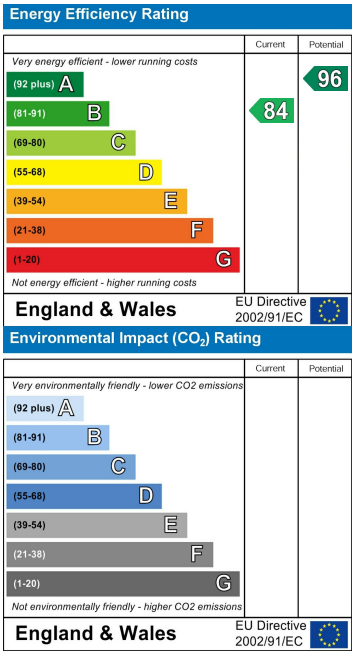
Outside
At the front and side of the property there is off the road parking and there is a lawned area in front of the house.

At the rear of the property there is a patio leading onto a lawn and a decked area at the bottom with the garden being kept private by having fencing to the sides and there is a gate leading out to the parking area at the side of the house. At the bottom of the garden there is a bar/shed which has power points and lighting and there is an outside light at the rear of the house and an outside water supply provided.

Council Tax
Band D £1957







These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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