Robert Ellis

look no further...

Derby Road,
Hilton, Derby
DE65 5FP

£549,950 Freehold

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THIS IS A LARGE DETACHED, INDIVIDUAL FAMILY HOME WHICH PROVIDES FIVE OR EVEN SEVEN, DOUBLE BEDROOMS WITH THREE BATH/SHOWER ROOMS, A DOUBLE DETACHED BRICK GARAGE AND PRIVATE LANDSCAPED GARDENS.

Being located on Derby Road in Hilton, this individual detached property provides a lovely family home which must be viewed internally for the size of the accommodation and privacy of the rear garden to be appreciated. The current owners have lived at the property since it was built and have continually improved the house as people will see when they view. The property is well placed for the local amenities and facilities provided by Hilton and being just off the A50 is easily accessible to many other towns and cities, all of which have helped to make this a very popular and convenient place to live.

The property stands back from Derby Road and is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned and tastefully finished accommodation derives all the benefits of having gas central heating with a relatively new boiler and double glazing throughout. Being entered through an open porch and wooden front door, the accommodation includes a spacious hallway, from which stairs take you to the first floor and doors lead to the large L shaped lounge which has a media wall with a fire and recess for a 75" TV and there are bi-folding doors leading from this room out to the rear garden. There is a second reception room which is currently used as a gym, but could be a sitting room, study or similar, there is a ground floor wc. and a utility cupboard off the hall and the open plan living/dining kitchen is exclusively fitted with wood finished units, granite work surfaces and has integrated appliances and from the dining/sitting area there are bi-folding doors leading out to the private rear garden. To the first floor the landing leads to five double bedrooms, two of which have newly fitted en-suite shower rooms and the main family bathroom, which again has been recently re-fitted and has a separate shower and bath. There are stairs taking you from the first floor landing to the second floor where the attic has been converted into a large room that has a further room off and this is currently used as a sitting/games room, but could easily be another bedroom suite if this was preferred by a new owner. Outside there is a double brick garage at the front of the house with the block paved driveway in front of the garage and house which provides off road parking for at least four vehicles, there is a gate between the garage and house providing access to a wide area at the side of the property which in turn leads to the rear where there is a patio leading onto a lawned garden that has raised beds to the sides, there is a further patio area in the bottom left hand corner with a pergola over and the garden is kept private by having fencing and natural screening to the boundaries.

Hilton offers a number of local amenities and facilities including shops, schooling for younger children with schools for older children being within easy reach, there are healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque South Derbyshire countryside and the excellent transport links include quick access to the A50 which connects to other towns and cities, East Midlands Airport, stations at Derby, East Midlands Parkway and Burton on Trent and there are main roads which provide access to Nottingham, Derby, Burton on Trent, Long Eaton and Stoke on Trent, with many other East and West Midlands towns being within easy reach.

Porch
Open porch extending across the front of the house with a brick pillar, quarry tiled flooring, an outside light and a wood panelled front door with two inset leaded double glazed panels and matching double glazed side panels leading to:

Reception Hall
Stairs with carpeting and rods, balustrade and a storage cupboard beneath leading to the first floor, tiled flooring which extends through into the dining/living kitchen, radiator, recessed lighting to the ceiling and cloaks cupboard which has an opaque double glazed window, radiator, wall cupboard, hanging rail, shelving and tiled flooring.

Ground Floor w.c.
Fully tiled with a white low flush w.c. and pedestal wash hand basin with mixer tap and a mirror with lighting to the wall above, radiator, opaque double glazed window and tiled flooring.

Utility Cupboard
There is a most useful utility cupboard off the hall which has space and plumbing for both an automatic washing machine and tumble dryer and has tiled flooring.

Lounge
20'10 to 9'6 x 18'5 to 10'9 (6.35m to 2.90m x 5.61m to 3.28m)
This large L shaped lounge has bi-folding doors leading out to the patio at the rear of the house and a double glazed window to the rear, feature media wall with a recess for a 75" TV and a log burning effect electric fire below and shelving to either side, wooden flooring, radiator, cornice to the wall and ceiling and recessed lighting to the ceiling.

Sitting Room/Gym/Study
11'7 x 10'9 approx (3.53m x 3.28m approx)
This additional reception room has a double glazed bay window to the front, wooden flooring, radiator and mirror fronted storage wardrobes to one wall.

Dining/Living Kitchen
24'2 to 10'2 x 22'10 to 11' (7.37m to 3.10m x 6.96m to 3.35m)
This large open plan L shaped living space has a quality fitted kitchen area with wood finished units having brushed stainless steel fittings and granite work surfaces and includes a 1½ bowl sink with a mixer tap set in a granite work surface which extends to three sides and has cupboards, drawers, an integrated dishwasher and a wine cooler below, space for a cooking Range, L shaped granite work surface/breakfast bar with cupboards and drawers beneath, matching eye level wall cupboards and display units with lighting below, hood to the cooking area, tiling to the walls by the work surface areas, double glazed window to the front, recessed lighting to the ceiling and tiled flooring which extends into the dining/living area and back to the reception hall.

The dining/living area has bi-folding doors leading out to the rear garden and a double glazed window to the rear, tiled flooring, radiator, recessed lighting to the ceiling, TV aerial point and a Viessmann boiler is housed in a built-in cupboard (with the boiler having been fitted approx 5 years ago).

First Floor Landing
The balustrade continues from the stairs onto the landing with a second flight of stairs with a cupboard under leading to the second floor, radiator, recessed lighting to the ceiling and panelled doors to:

Bedroom 1
15' x 11'8 approx (4.57m x 3.56m approx)
Double glazed window with fitted shutters to the rear, wooden flooring and a radiator.

En-Suite
Having been recently re-fitted, the shower room to the main bedroom is fully tiled and has a large walk-in shower with a mains flow shower system including a rainwater shower head and hand held shower, tiling to three walls and a protective glazed screen, hand basin with a mixer tap and two drawers under with a mirror and a light to the wall above, low flush w.c., chrome ladder towel radiator, opaque double glazed window, tiled flooring and recessed lighting to the ceiling.

Bedroom 2
12'6 x 11'4 max approx (3.81m x 3.45m max approx)
Double glazed window with half shutters and a blind to the front and a radiator.

En-Suite
The en-suite to the second bedroom has also been re-fitted over recent years and is fully tiled with a large walk-in shower having a mains flow shower system with tiling to three walls and a glazed protective screen, hand basin with a mixer tap and a double cupboard below with a mirror having a light to the wall above, low flush w.c., tiled flooring, chrome ladder towel radiator, recessed lighting to the ceiling, extractor fan and an opaque double glazed window.

Bedroom 3
14'9 x 9'6 approx (4.50m x 2.90m approx)
Double glazed window with half shutters and a blind to the front and a radiator.

Bedroom 4
10'3 to 6'9 x 11'5 approx (3.12m to 2.06m x 3.48m approx)
Double glazed window with half shutters and blind to the rear and a radiator.

Bedroom 5
10'8 x 6'8 approx (3.25m x 2.03m approx)
Double glazed window with a blind to the rear and a radiator.

Bathroom
The main bathroom has again been re-fitted over recent years and is fully tiled with a stand alone slipper style bath having a floor mounted mixer tap and hand held shower, low flush w.c., hand basin with mixer tap and two drawers below and a mirror with a light to the wall above and a corner shower with a mains flow shower system, tiling to two walls and a curved glazed door and protective screens, tiled flooring, chrome ladder towel radiator, recessed lighting to the ceiling and an extractor fan.

Second Floor Landing
There are stairs with a balustrade and an opaque double glazed window on the half landing leading to the second floor accommodation.

Games Room/Bedroom
30'6 x 12'2 approx (9.30m x 3.71m approx)
This large room, which could be used as a bedroom or a sitting/games room for teenage children and has two Velux windows with blinds to the sloping ceiling, access to roof storage space, there are areas off this large room which provide additional storage and there is a wall mounted heater.

Bedroom/Office
12' x 10'6 approx (3.66m x 3.20m approx)
This additional room has a Velux window with a blind to the sloping ceiling and a wall mounted heater.

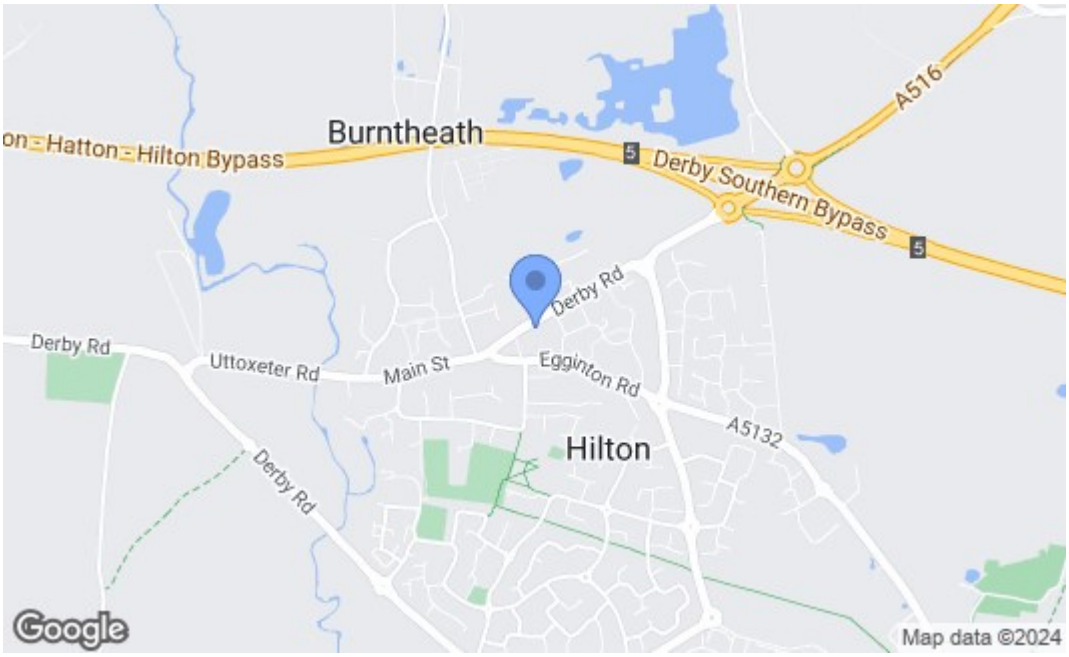
Outside
At the front of the property there is a block paved driveway and parking area which provides off the road parking for up to four vehicles with paths leading across the front of the house to the front door and to a path which provides access to the rear of the house. There is a wall to the front and side boundaries and outside lighting is provided in front of the garage and house.

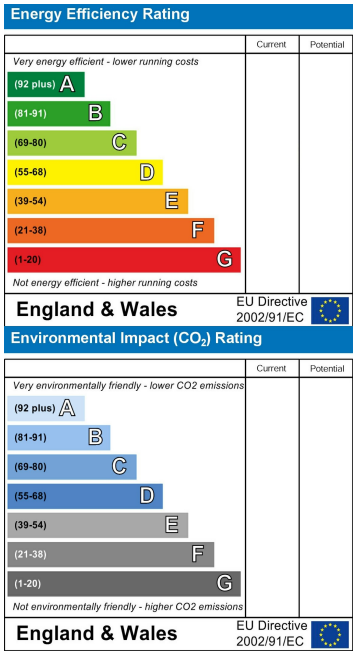
The rear garden is an important feature of this lovely large home with it having been recently professionally landscaped with a slabbed patio/seating area to the rear of the house which leads onto a block edged lawn with raised beds to three sides, there is fencing and natural screening to the boundaries, an established grapevine on the rear of the house, there is a further tiled patio area in the bottom left hand corner with a pergola over with fencing and natural screening to two sides, to the left hand side of the house there is a path and storage shed which will remain at the property when it is sold and the patio at the rear of the house extends to the right hand side where there is a wide area which is an ideal space for storage of bins etc. and it provides access to the door leading into the garage. Behind the garage there is a further shed and storage space and between the garage and house there is a locked gate leading out to the front of the property with there also being an outside tap provided in this area.

Garage
17'2 x 17' approx (5.23m x 5.18m approx)
The brick detached garage has a pitched tiled roof, a roller electric door to the front, a double glazed window and door to the side, there is storage in the roof space, power and lighting is provided and there is an electric vehicle charging point in the garage.

Council Tax
South Derbyshire Council Band F

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Standard 8mbps Superfast 80mbps Ultrafast 1000mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No, surface water very low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





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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