

# Fletcher & Company

2 Rhodeswood Close, Hilton, Derby, DE65 5BS

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Price £270,000

Freehold

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- Double Glazing & Gas Central Heating
- Entrance Hall, Fitted Guest Cloakroom & Lounge
- Dining Kitchen with Utility Cupboard
- Master Bedroom with En-Suite Shower Room
- Two Further Bedrooms & Bathroom
- Enclosed Garden with Lawn & Patio Terrace
- Tandem Driveway
- Partially Converted Garage for Use as Gym





## Summary

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A well-presented, modern, three bedroom, detached residence occupying a quiet residential location in Hilton.

This is a recently constructed, well-presented, modern, three bedroom detached residence. Occupying a quiet location in this popular residential village, the property occupies a corner plot and benefits from a driveway to the rear with a single garage. To the side of the property is an enclosed garden, mainly walled, with lawn, two stone patio areas and rear access to garage.

Internally the property is double glazed and gas central heated with entrance hall, fitted guest cloakroom, lounge, open plan dining kitchen with built-in appliances and separate utility cupboard. The first floor landing leads to master bedroom with en-suite shower room, two further bedrooms and bathroom.

# F&C

## **The Location**

The property's location in Hilton gives easy access to an excellent range of amenities including a selection of shops, restaurants, recreational areas, pleasant walks in the surrounding open countryside, reputable primary school, easy access to John Port secondary school in neighbouring Etwall and excellent transport links with easy access to A38 and A50.

## **Accommodation**

### **Ground Floor**

#### **Entrance Hall**

6'5" x 5'8" (1.97 x 1.75)

An entrance door with double glazed sidelights provides access to spacious entrance hall with central heating radiator and staircase to first floor.

#### **Fitted Guest Cloakroom**

5'8" x 3'3" (1.73 x 1.00)

With low flush WC, pedestal wash handbasin, tiled surrounds and central heating radiator.

#### **Lounge**

16'11" x 10'4" (5.16 x 3.17)

With wall mounted electric fire, two central heating radiators and two double glazed windows to side and front.

#### **Dining Kitchen**

16'11" x 8'10" (5.17 x 2.71)

#### **Kitchen Area**

With granite effect L-shaped worktop with matching upstands, stainless steel sink unit with mixer tap, gloss finish base cupboards and drawers, complementary wall mounted cupboards with down lighting, inset five plate gas hob with extractor hood over, integrated fridge freezer and dishwasher and electric double oven and grill.

#### **Dining Area**

With central heating radiator, recessed ceiling spotlighting, double glazed window to front and French doors to side.

#### **Utility Cupboard**

With granite effect worktop and appliance space beneath for washing machine and tumble dryer.

#### **First Floor Landing**

9'4" x 4'2" (2.85 x 1.28)

With central heating radiator, useful linen cupboard and access to partially boarded loft space via a pull down ladder.

#### **Master Bedroom**

9'11" x 9'1" (3.04 x 2.78)

With central heating radiator, TV aerial point, built-in wardrobes and double glazed window to front.

#### **En-Suite Shower Room**

9'0" x 4'6" (2.76 x 1.38)

Partly tiled with a white suite comprising low flush WC, pedestal wash handbasin, double shower cubicle with shower, central heating radiator, shaver point and double glazed window to side.

#### **Bedroom Two**

10'7" x 9'10" (3.23 x 3.00)

With central heating radiator, built-in wardrobes and double glazed window to side.

#### **Bedroom Three**

10'2" x 6'9" (3.12 x 2.08)

With central heating radiator and double glazed windows to front and side.

**Bathroom**

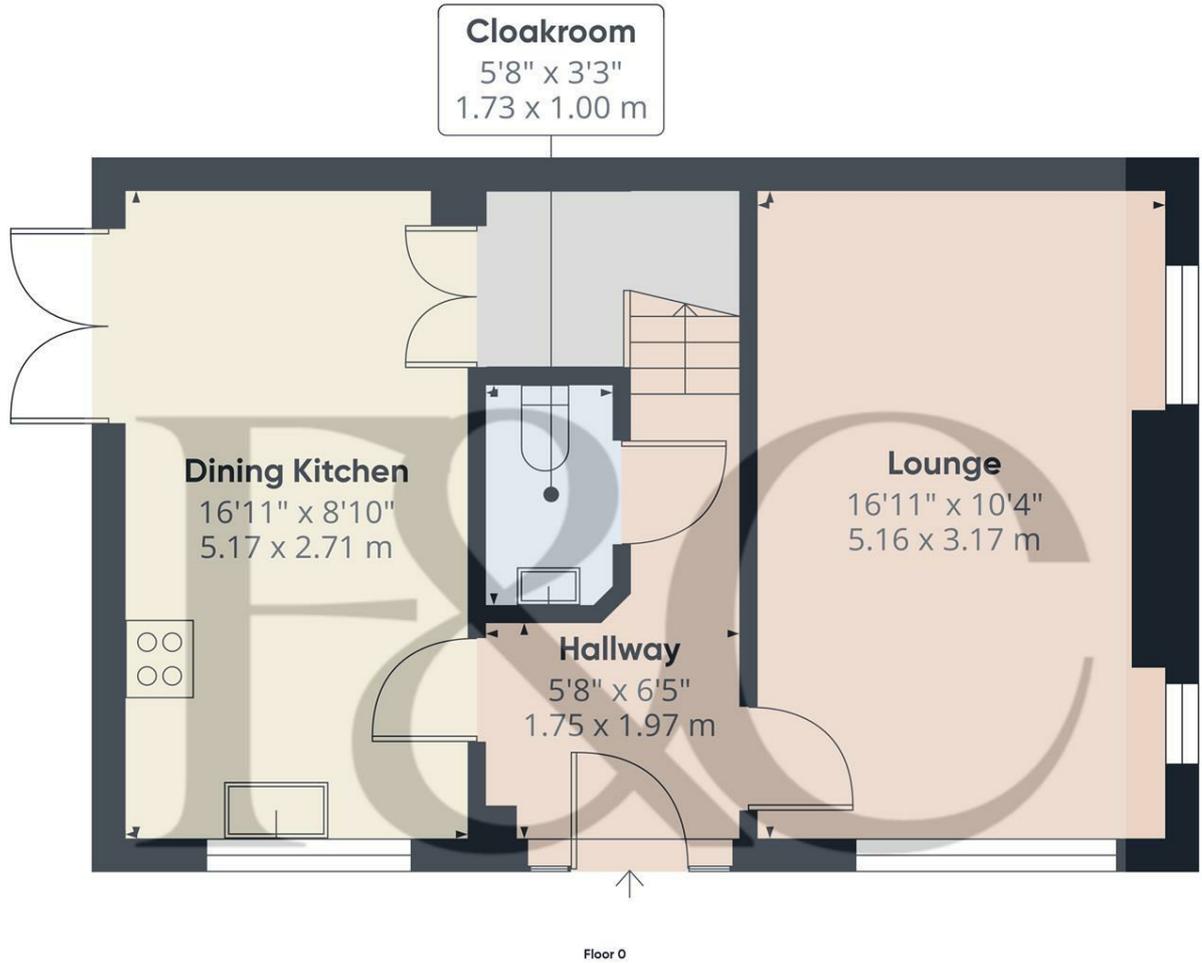
7'1" x 6'1" (2.16 x 1.87)

Well-appointed with a white suite comprising low flush WC, pedestal wash handbasin, panelled bath with shower attachment, central heating radiator, shaver point and double glazed window to front.

**Outside**

To the side of the property is a pleasant stone patio/terrace, lawn and extended pathway leading to further patio area to the rear of the garden and garage. The garage has been partially converted to form a gym to the rear section and an up and over door to the front providing access to storage section. The garden is bounded by brick walling and timber fencing and also features outdoor power supply. To the rear of the property is a tandem driveway providing off-road parking and giving access to the aforementioned garage.

**Council Tax Band D**

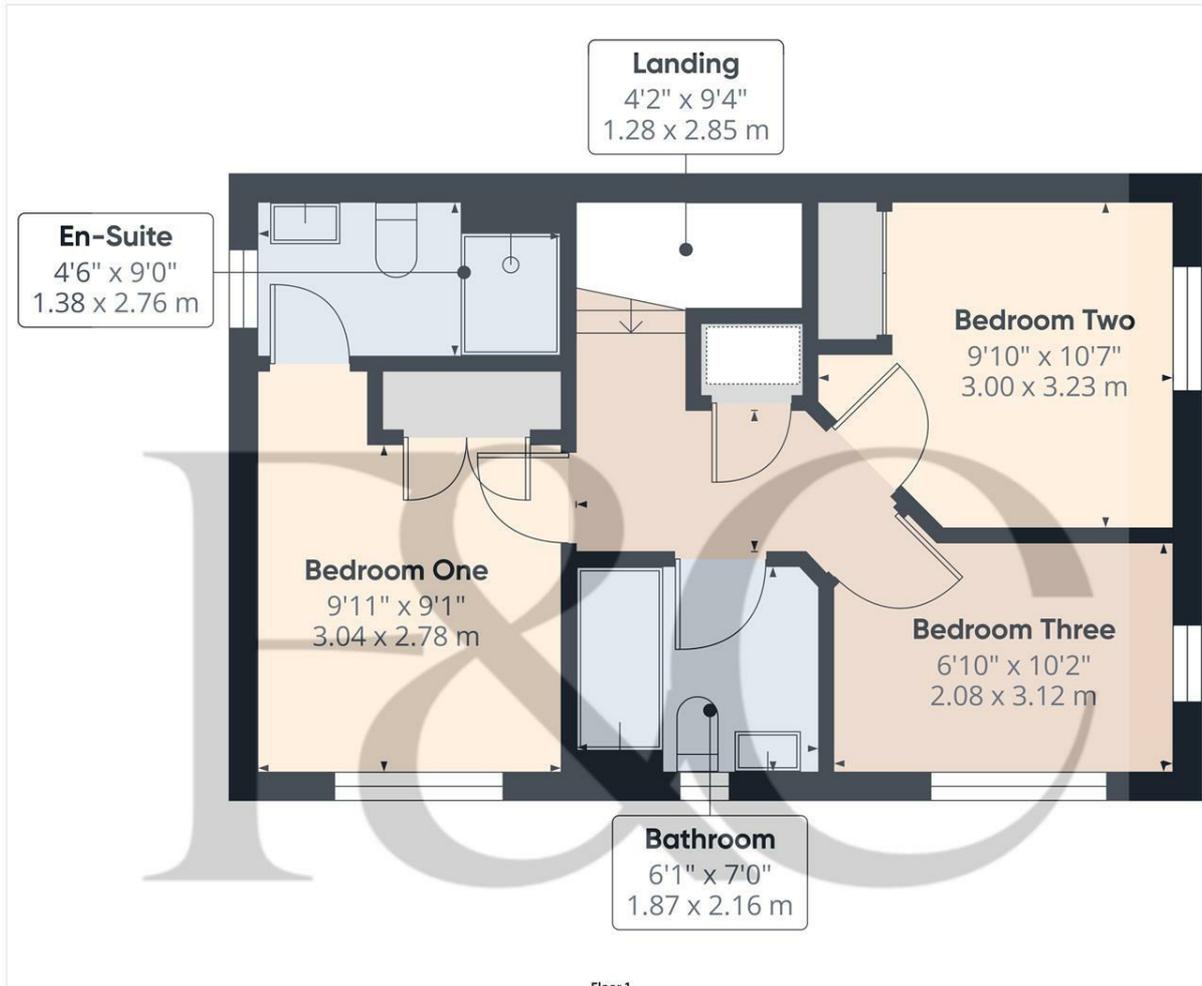


Approximate total area<sup>(1)</sup>  
439.07 ft<sup>2</sup>  
40.79 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

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Approximate total area<sup>(1)</sup>  
401.81 ft<sup>2</sup>  
37.33 m<sup>2</sup>

(1) Excluding balconies and terraces

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Hilton  
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Tenure: Freehold



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	