

4 Bed House - Detached

5 Carsington Road, Hilton, Derby DE65 5LX

Price £415,000 Freehold



FLETCHER
& COMPANY

www.fletcherandcompany.co.uk

- Beautiful Ex-Showhouse
- Stylish Living Accommodation
- Gas Central Heating & Double Glazing
- Lounge & Study/Family Room
- Living Kitchen/Dining Room, Utility
- Four Double Bedrooms
- En-suite & Family Bathroom
- Landscaped Gardens
- Large Block Paved Driveway
- Brick Double Garage with W.C

BEAUTIFUL EX-SHOWHOUSE - A stylish four bedroom, en-suite detached property with double garage and landscaped garden located in Hilton Valley.

The Location

Hilton is a popular village location and is popular due to its good range of local amenities. The village itself offers services including medical centre, post office, two supermarkets, hairdressers, nursery, regular bus services, reputable primary school and a selection of village inns.

It is also a popular location for commuters with its location being within easy reach of the A50, A38, M1 and M6 motorways and being well positioned for access to the regional centres including Burton upon Trent, Derby and Nottingham.

The Accommodation

Ground Floor

Entrance Hall

16'4" x 5'11" (4.98 x 1.82)

With entrance door with matching side double glazed obscure windows, inset door mat, feature wall papered walls, radiator, attractive tiled effect flooring, under-stairs storage cupboard and staircase leading to the first floor with attractive balustrade.

Cloakroom

4'9" x 3'10" (1.45 x 1.18)

With WC, fitted wash hand basin with chrome fittings, tiled splash-backs, attractive tiled effect flooring, feature wall papered wall, radiator, extractor fan and internal panelled door with chrome fittings.

Lounge

20'7" x 10'2" (6.29 x 3.11)

The lounge enjoys a dual aspect with featured wall papered walls, two radiators, two double glazed windows with aspect to the side, double glazed window with aspect to the front, double glazed French doors to the rear opening onto paved patio and landscaped rear garden and two internal panelled doors with chrome fittings.



Study/Family Room

11'3" x 10'0" (3.43 x 3.07)

With feature wall papered wall, radiator, double glazed window with fitted blind and aspect to the side, double glazed window with fitted blind and aspect to the front and internal panelled door with chrome fittings.



Living Kitchen/Dining Room

18'2" x 10'10" (5.55 x 3.31)

With one and a half bowl inset stainless steel sink unit with chrome mixer tap, base units with drawer and cupboard fronts, wall and base fitted units with attractive matching black granite worktops, built-in stainless steel six ring gas hob with stainless steel splash-back and stainless steel extractor hood over, integrated dishwasher, integrated double electric fan assisted oven and integrated fridge/freezer. Matching attractive tiled effect flooring, spotlights to ceiling, feature wall papered wall, radiator, double glazed window with fitted blind and aspect to the rear, open square archway leading to the utility room, double glazed French doors opening onto paved patio and landscaped rear garden and internal panelled door with chrome fittings.



Utility Room

6'7" x 4'8" (2.03 x 1.44)

With inset single stainless steel sink unit with chrome mixer tap, fitted wall and base cupboards again with matching black granite worktops, plumbing for automatic washing machine, space for tumble dryer, attractive matching tiled effect flooring, radiator, extractor fan, concealed central heating boiler and side double glazed door.



First Floor

Galleried Style Landing with Study Area

20'2" x 6'4" (6.15 x 1.95)

With feature wall papered walls, radiator, double glazed window with fitted blind and aspect to the front, access to the roof space and built-in cupboard housing the hot water cylinder.

Double Bedroom One

11'3" x 11'2" (3.45 x 3.42)

With feature wall papered wall, radiator, double glazed window with aspect to the front and internal panelled door with chrome fittings.



Walk-in Wardrobe

4'7" x 4'5" (1.42 x 1.37)

With rail, shelf and internal panelled door with chrome fittings.

En-Suite

6'0" x 4'5" (1.84 x 1.36)

With separate shower cubicle with chrome fittings including shower, pedestal wash hand basin with chrome fittings, low level WC, tiled splash-backs, tiled effect flooring, spotlights to ceiling, extractor fan, heated towel rail/radiator, double glazed obscure window with fitted blind and internal panelled door with chrome fittings.



Double Bedroom Two

10'0" x 8'6" (3.07 x 2.60)

With feature wall papered wall, radiator, double glazed window with aspect to the rear and internal panelled door with chrome fittings.



Double Bedroom Three

10'4" x 9'7" (3.15 x 2.94)

With built-in double wardrobe, feature wall papered wall, radiator, double glazed window with aspect to the rear and internal panelled door with chrome fittings.



Double Bedroom Four

10'4" x 10'0" (3.17 x 3.06)

Currently used as a dressing room with radiator, double glazed window with aspect to the front and internal panelled door with chrome fittings.



Family Bathroom

6'7" x 6'4" (2.01 x 1.95)

In white with bath with chrome mixer tap with hand shower attachment, pedestal wash hand basin with chrome fittings, low level WC, separate shower cubicle with chrome fittings including shower, tiled splash-backs, tiled effect flooring, spotlights to ceiling, heated towel rail/radiator, double glazed obscure window with fitted blind, shaver point and internal panelled door with chrome fittings.



Front Garden

To the front of the property is a low maintenance, landscaped garden with paved pathway leading to the recessed storm porch and entrance door.

Rear Garden

Being of a major asset to the sale of this particular property is its landscaped, enclosed rear garden, laid to lawn with sun patio and feature corner illuminated decked/seating area providing a pleasant sitting out and entertaining space. The garden is mainly laid to lawn with a varied selection of shrubs and plants and is fully enclosed with side access gate.



Large Driveway

To the right hand side of the property is a double width block paved driveway providing car standing spaces for approximately four/five cars.

Brick and Tiled Double Garage

20'1" x 19'2" (6.14 x 5.86)

(The former showhouse office) With concrete flooring, power, lighting, feature vaulted ceiling incorporating four double glazed Velux windows, spotlights to ceiling, electric roll up front door, insulated walls and rear access door giving leading to a cloakroom and utility area.



Utility Area

5'10" x 4'6" (1.79 x 1.39)

With power, lighting and plumbing for automatic washing machine.

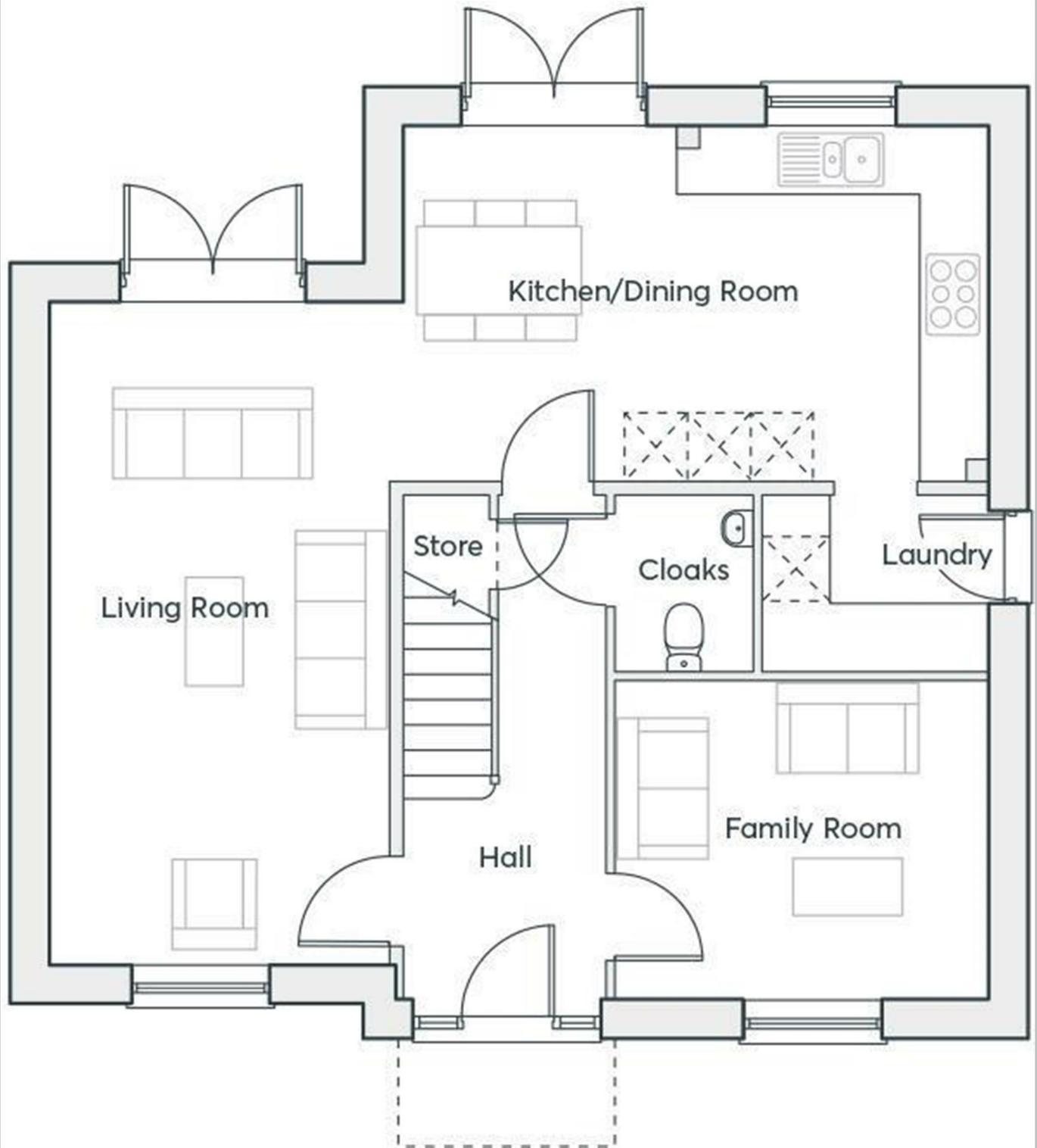
Cloakroom

4'9" x 3'9" (1.45 x 1.16)

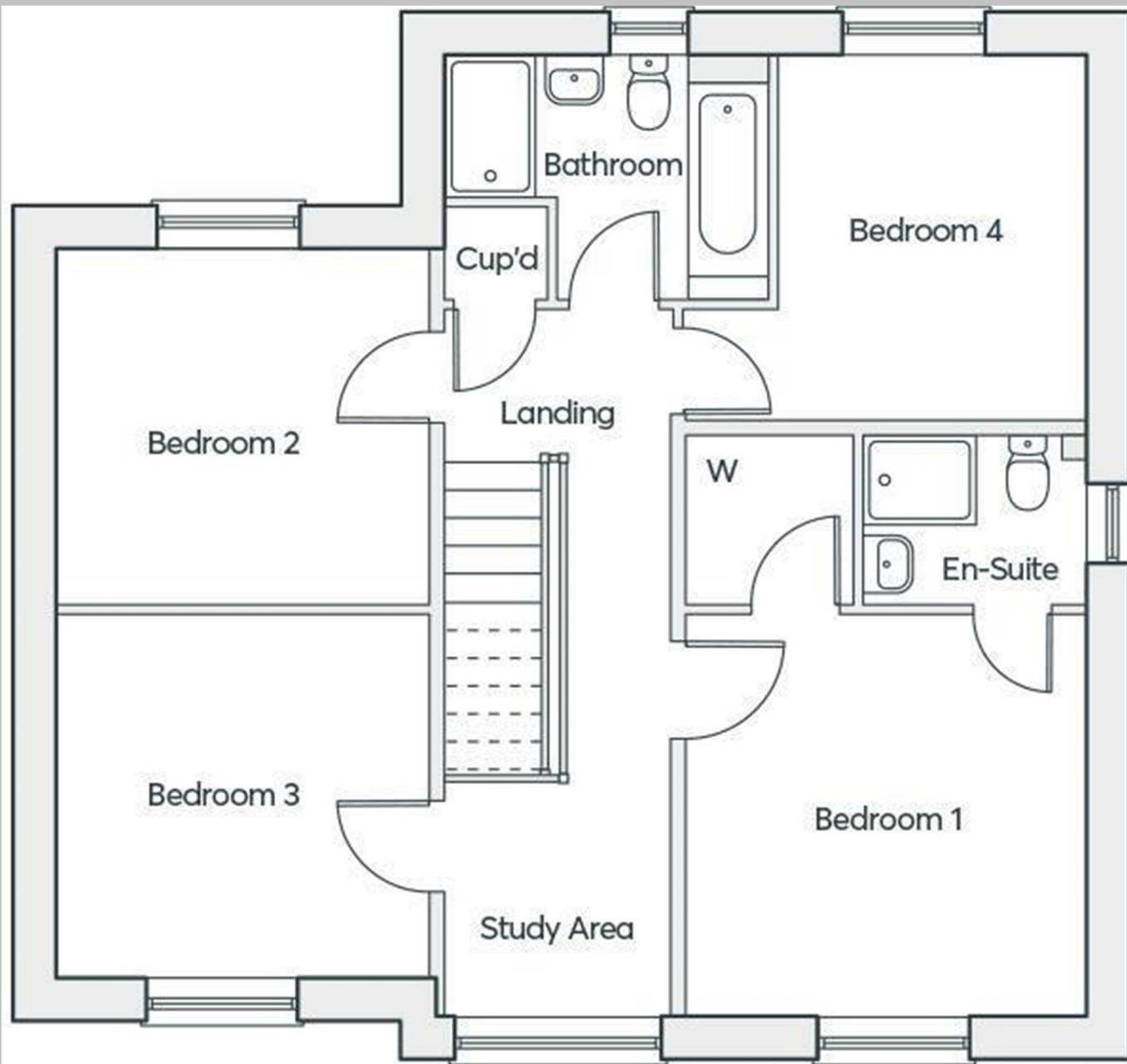
With WC, pedestal wash hand basin and access door leading to the landscaped rear garden.

Second Side Access Gate

With space for storing wheelie bins.



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	