



**3 Cherry Garth, Hilton, Derby, Derbyshire, DE65 5FT**

**£500,000**

Unparalleled spacious living at the heart of the village of Hilton must be viewed to appreciate this generous five bed three bathroom family home. Offering rarely available privacy in a cul de sac location within walking distance of a good selection of local shops, services and schools, falling within the John Port Academy catchment, with excellent access to local and main road networks.

Extended and modernised by the current owners, the property benefits from gardens to three sides, £2000 py tax free Solar PV income and a dedicated home office to the side of the property.



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[www.scofieldstone.co.uk](http://www.scofieldstone.co.uk)

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### Entrance Hallway

Entrance via a part obscure and decorative glazed front door to a ceramic tiled hallway with matwell, central heating radiator and neutral décor. Access to walk-in storage cupboard and main reception rooms via oak panelled doors with oak staircase to first floor.

### Open Plan Lounge/Diner

A generous and light double aspect living space with large UPVC window the front of the property and UPVC French doors opening to a sandstone patio to the rear.

### Lounge Area

16'4" x 15'3" (5 x 4.67)



The Lounge Area, is partially separated from the dining space by a contemporary limestone fireplace, fitted with multifuel stove, and benefits from tv point, telephone point and wall lights.

### Dining Area

13'9" x 11'5" (4.21 x 3.49)



Walking through to the Dining Area which enjoys matching décor, glazed doors lead off to the conservatory.

### Conservatory

31'10" x 12'0" (9.72 x 3.68)



With stepped entrance from dining room, neutrally decorated with upvc framework, wall lights and upvc double glazed French doors to rear garden.

### Home Office

14'2" x 10'4" max measurements (4.32 x 3.15 max measurements)  
Carpeted and neutrally decorated with front and rear aspect, dedicated phone line, upvc double glazed windows and radiator.

### Breakfast Kitchen

17'11" x 13'9" (5.48 x 4.21)



A bright family kitchen with southerly rear aspect, neutral decor and ceramic floor tiles, oak panelled doors to hall, dining room and utility. A range of shaker style fitted wall and floor units in sage with walnut worktops and breakfast bar. Tiled splashbacks, radiator, two integrated Hotpoint electric ovens, integrated Hotpoint fridge/freezer, integrated Beko dishwasher, inset reconstituted stone sink with mixer tap, swill and drainer, inset Hotpoint stainless steel 5 burner gas hob with chimney style extractor hood over, pull up power socket unit and inset lights to ceiling.

### Utility

10'3" x 8'1" (3.14 x 2.48)

Having ceramic tiled flooring and neutral decor with rear aspect upvc double glazed door to garden with side window and radiator.

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Wall mounted condensing combination boiler within built in cupboard, a range of fitted shaker style wall and floor units in cream with walnut effect roll edge worktop and inset stainless steel sink with chrome mixer tap and drainer. Oak panel door to guest cloakroom and internal door to double garage.

#### Cloakroom

Having ceramic tiled flooring and neutral decor with oak panelled door, pedestal wash hand basin having chrome monobloc tap, wc and heated towel rail.

#### Stairs/Landing

Carpeted and neutrally decorated with oak spindle staircase.

#### Main Bedroom

15'8" x 11'4" maximum to wardrobe (4.79 x 3.47 maximum to wardrobe)



A neutrally decorated room benefiting from generous storage by means of fitted wardrobes and dressing table, matching bedside tables and headboard. UPVC double glazed window to the front of the property, fitted carpet and radiator.

#### En suite to Main Bedroom

Having ceramic tiled flooring and neutral decor with front aspect obscure upvc double glazed window, wc, double shower cubicle with plumbed shower, wash hand basin with chrome hot and cold taps set within a vanity unit and heated towel rail.

#### Bedroom Two

18'7" x 8'8" (5.67 x 2.66)



A large bright double room decorated in light-coloured tones with rear aspect upvc double glazed window, radiator, fitted wardrobes, dressing table and carpet.

#### En-suite to Bedroom Two

Having ceramic tiled flooring and complimentary tiled walls with front aspect upvc obscure double glazed window, heated towel rail, wc, bath-tub with chrome hot and cold taps with plumbed shower over and wash hand basin with chrome hot and cold taps set within a vanity unit and inset lights to ceiling.

#### Bedroom Three

14'0" x 13'6" max measurements (4.29 x 4.14 max measurements)



A good double room neutrally decorated and carpeted with front aspect upvc double glazed window, radiator and fitted wardrobes, and access to en suite for bedroom two.

## 3 Cherry Garth, Hilton, Derby, Derbyshire, DE65 5FT

### Bedroom Four

13'4" x 11'6" (4.08 x 3.52)



A bright large double room carpeted and decorated in contemporary tones with rear southerly aspect upvc double glazed window, radiator, built in wardrobes and access to roof space via fitted loft ladders.

### Bedroom Five

12'4" x 10'11" (3.76 x 3.34)



A bright and lightly decorated double with rear southerly aspect upvc double glazed window, fitted carpet and radiator.

### Bathroom



Having vinyl flooring and neutral decor with complimentary tiled splashbacks to walls, wash hand basin with chrome hot and cold taps set within a vanity unit, wc, bath tub with chrome hot and cold taps, quadrant shower enclosure with electric power shower, two obscure rear aspect windows, heated towel rail, inset lights to ceiling and spacious airing cupboard.

### Garage

Integral double garage with two insulated metal roller doors, light and power.

### Outside



To the front of the property is a Tarmac driveway with ample parking for multiple vehicles which leads to the double garage, with raised planting borders and lawn. Slate path leads to side access to rear garden. The generous and enclosed rear garden enjoys an open southerly aspect, landscaped into a number of defined areas including gazebo covered stone patio, barked play area, two lawns, mature shrubs and borders, vegetable plot, greenhouse and garden shed

### Photovoltaic Solar installation

Fitted in July 2011 the property benefits from a 3.99 KW solar PV system comprising 17 Sanyo HIT - 235 panels with Aurora photovoltaic inverter. With 16 years remaining index linked Feed in Tariff the system generates approximately 3800 kWh earning a tax free income of over £2000 per year, managed through Eon. The remainder of an extended 10 year manufacturer and installation warranty is valid until August 2021.

### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of

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an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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