SCOFFIELD STONE
estate agents

22 Otter Street, Hilton, Derby, DE65 5NS

Offers Around £195,000

FOR SALE This deceptively spacious and superbly presented FOUR BEDROOM townhouse is situated on Otter Street within the sought after residential locality of Hilton. COMPETITIVELY PRICED this property has been decorated to a tasteful modern and contemporary style throughout. NO CHAIN offering spacious and versatile living accommodation the property in brief comprises: Entrance Hallway, Guest Cloakroom, Kitchen, Lounge, Conservatory and to the first floor landing three double bedrooms and a family bathroom, then to second floor there is an impressive Master Bedroom with dressing area and there is also generous sized En-Suite Shower Room. Outside there is an enclosed rear garden. To the rear there is off street car parking and a garage in block. VIEWING IS ESSENTIAL in order to appreciate the accommodation on offer.

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Storm Porch
Open plan, composite glazed door to;

Entrance Hall
Radiator, stairway to galleried first floor landing, under-stairs storage cupboard and doors off to;

Cloakroom
Fitted with two piece suite comprising, wash hand basin, low-level WC and extractor fan, wall mounted mirror.

Fitted Kitchen
6'2" x 12'1" (1.89 x 3.70)

Fitted with a matching range of base and eye level units with worktop space over,one and a half bowl stainless steel sink unit with mixer tap with tiled splashbacks, integrated fridge/freezer, integrated dishwasher, plumbing for washing machine, fitted electric oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to front aspect, radiator and ceramic tiled flooring.

Lounge
12'10" x 14'10" (3.92 x 4.53)

Two uPVC double glazed windows to rear aspect, radiator, uPVC double glazed french doors to the Conservatory.

Conservatory
9'4" x 9'4" (2.86 x 2.86)

With uPVC double glazed windows and polycarbonate roof, radiator, new carpeted flooring, uPVC double glazed french double doors to the rear garden.

First floor

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Landing

uPVC double glazed window to front aspect, radiator, stairway to second floor landing and doors off to;

Bedroom Two

12'10" x 12'1" (3.92 x 3.69)

uPVC double glazed window to rear aspect and radiator.

Bedroom Three

7'11" x 16'11" (2.43 x 5.18)

uPVC double glazed window to front and rear aspect and two radiators.

Bedroom Four

12'0" x 6'5" (3.66m x 1.98m)

uPVC double glazed window to front aspect and radiator.

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Family Bathroom

Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled to splashback areas and radiator.

Second Floor

Landing
Door to Bedroom One

Main Bedroom
12'9" x 11'0" plus window recess (3.91 x 3.36 plus window recess)

Four double glazed velux windows to rear aspect, airing cupboard, double fitted Wardrobes, doors off to;

En-suite Shower Room

Fitted with three piece suite comprising double shower enclosure with fitted shower, pedestal wash hand basin, low-level WC and wall mounted mirror tiled splashbacks, uPVC double glazed dormer window to front aspect.

Storage/Dressing Area
9'10" height restricted x 8'0" height restricted (3.01 height restricted x 2.45 height restricted)
Through a height restricted door with Radiator.

Outside Rear Garden

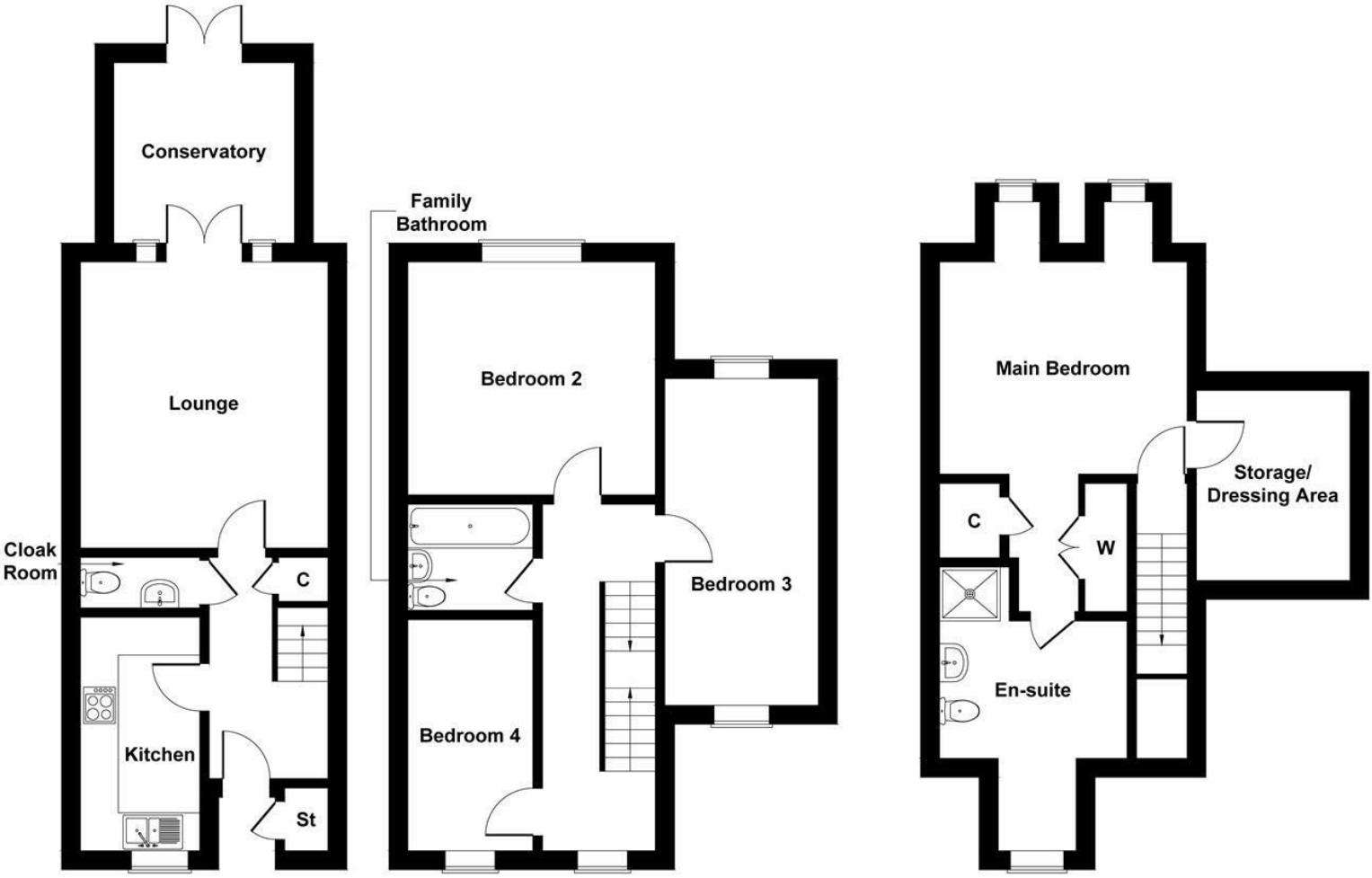
Established tiered rear garden, mainly laid to lawn, side gated access, towards garage being the 1st on the right and car parking space in front.

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 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

22 Otter Street Hilton

Approximate Gross Internal Area
1474 sq ft - 137 sq m



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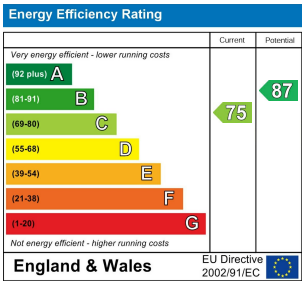

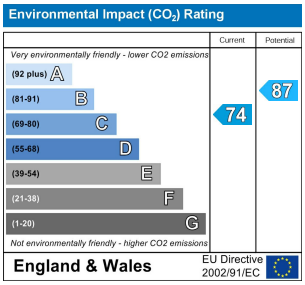

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