

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

5 Talbot Meadows Hilton, Derby, DE65 5JS



A stunning four bedroom detached residence enjoying an exclusive residential courtyard

- Superb detached family home • Within easy reach of local facilities and A50 • Double glazing and gas central heating • Entrance hall, guest cloakroom and study • Lounge • Superb living kitchen with garden room • Master double bedroom with en-suite shower room • Three further double bedrooms and family bathroom to first floor • Single garage • Delightful landscaped gardens
- **VIEWING ESSENTIAL** •

Offers around £475,000



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GENERAL INFORMATION

Occupying a sought after and favoured location within easy reach of a comprehensive facilities at Hilton this stunning skilfully four bedroom detached residence offering spacious accommodation ideal for a family. An internal inspection will reveal a high quality presentation with Karndean flooring throughout and enjoys the benefit of central heating and double glazing.

The accommodation comprises entrance hall, guest cloakroom, study, superb lounge, living kitchen by Symphony with stylish units and integrated appliances, a separate utility room and delightful garden room. To the first floor off a spacious landing access gained to four genuine double bedrooms, all with fitted wardrobes and a luxury en-suite shower room to the master bedroom and a separate family bathroom.

Outside, is a particularly well tendered private garden with gravelled area to the rear and to the side is magnificent landscaped garden with lawn, large patio ideal for alfresco dining and raised flowering beds and borders with retained sleepers. To the front there is ample parking with access to the single garage.

The sale provides a good opportunity to acquire a stunning four bedroom family home in an exclusive residential location and a viewing is strongly recommended.

LOCATION

Hilton boasts a wide and varied range of local facilities including a new school, comprehensive shopping, employment opportunities and access to the A50 linking to the motorway networks of the M6 and M1. Derby and Burton also easily accessible.

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

With stairs to the first floor, Karndean flooring, radiator.

GUEST CLOAKROOM

Comprising, low level w.c., wash hand basin, radiator, Karndean flooring.

SUPERB LOUNGE 4.31m x 3.84m (14'2" x 12'7")

Two radiators, decorative coving.

STUDY 2.14m x 1.93m (7'0" x 6'4")

Radiator, Karndean flooring, decorative coving.

LIVING KITCHEN

Comprising:

KITCHEN AREA 4.55m x 3.14m (14'11" x 10'4")

Fitted with a quality range of units by Symphony comprising integrated 1½ bowl inset sink units and base cupboards under, work surfaces over, up-stands, full range of base and drawer units, integrated five ring gas hob with chrome extractor canopy, built in double oven and grill under, integrated dishwasher and tall fridge freezer, Karndean flooring, radiator, understairs storage cupboard.



ADJACENT GARDEN ROOM 5.19m x 3.69m (17'0" x 12'1")

Glazed roof and french doors with glazed panelling providing access to the rear garden, two radiators, Karndean flooring.

UTILITY ROOM 1.9m x 1.65m (6'3" x 5'5")

Inset sink unit and single base cupboard under, plumbing for automatic washing machine, wall mounted cupboard housing the boiler servicing the central heating system and providing domestic hot water, door to rear off, radiator, Karndean flooring.

ON THE FIRST FLOOR

SPACIOUS LANDING

Built in storage cupboard.

MASTER DOUBLE BEDROOM 3.82m x 2.9m (12'6" x 9'6")

Radiator, built in wardrobes, decorative coving and door to:

EN-SUITE SHOWER ROOM

Comprising, low level w.c., wash hand basin, shower cubicle, heated chrome towel rail, extractor fan, decorative spotlighting.

DOUBLE BEDROOM TWO 3.21m x 2.97m (10'6" x 9'9")

Radiator, built in wardrobes with mirrored doors to front, decorative coving.

DOUBLE BEDROOM THREE 3.94m x 2.6m (12'11" x 8'6")

Radiator, decorative coving, built in wardrobes.

DOUBLE BEDROOM FOUR 3.85m x 2.67m (12'8" x 8'9")

Radiator, built in wardrobes, decorative coving.

FAMILY BATHROOM

Comprising, low level w.c., pedestal wash hand basin, panel bath with shower over, glazed side screen, tiled surrounds, heated chrome towel rail, spotlighting.

OUTSIDE & GARDENS

To the rear is a gravelled area offering seclusion, the main garden lies off the Garden Room and has been superbly presented with a large patio ideal for alfresco dining, lawned area with raised borders with sleepers and an abundance of plants, shrubs and flowers.

To the front there is off road parking leading to the:

SINGLE GARAGE 6m x 2.5m (19'8" x 8'2")

With power, lighting and up and over door.

COUNCIL TAX BAND

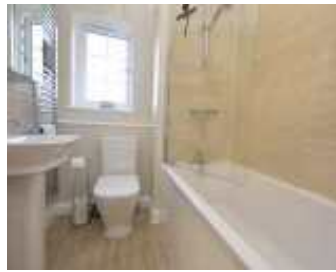
South Derbyshire District - E.

DIRECTIONAL NOTE

From Derby proceed via the main Uttoxeter Road travelling through Mickleover and Etwall when approaching Hilton having passed the traffic island take the first turning left into Talbot Meadows off the main Derby Road.

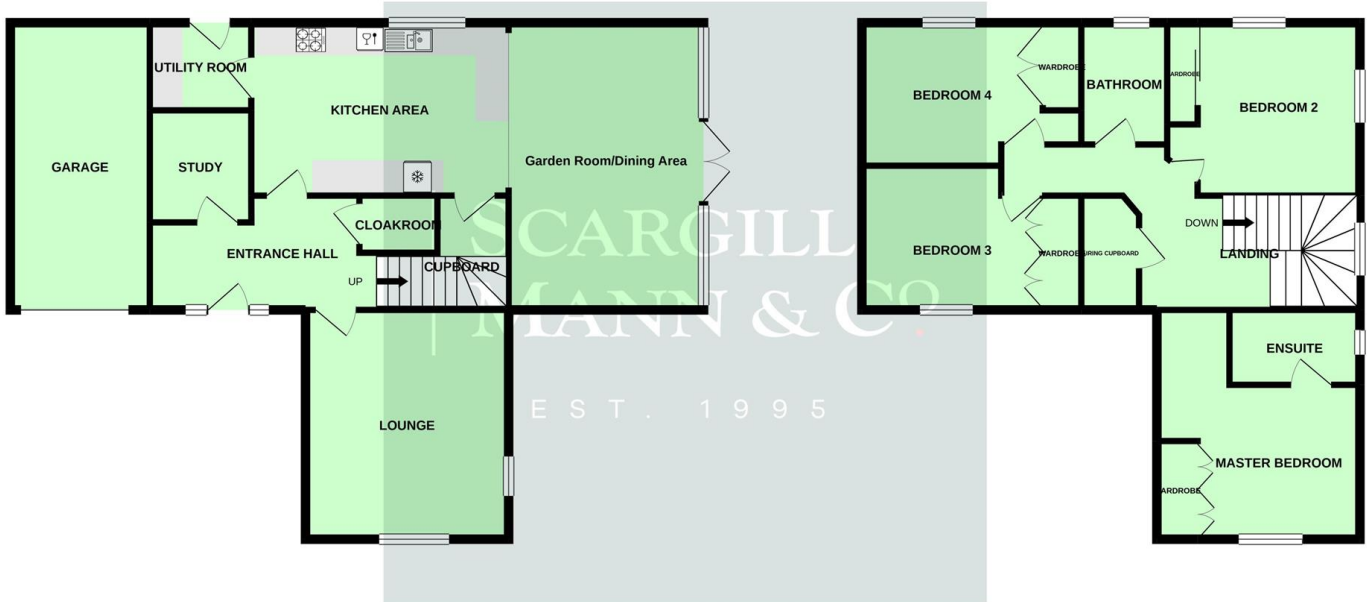
VIEWING

Strictly by appointment through the Derby and Burton office (DM/SE).



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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