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Foss Road, Hilton, Derby DE65 5BH

£765 per Calendar month Unfurnished £900 Security Deposit

GENERAL DESCRIPTION

A well presented, three storey end town house situated in a popular residential area with good access to trunk roads and local amenities.. The property briefly comprises Entrance Hall, Downstairs Cloaks, Fitted Kitchen, spacious Lounge Diner, one Single and one Double Bedroom to the First Floor and two further Double Bedrooms to the Second Floor, Bathroom and Ensuite Shower Room to Principal Bedroom. Enclosed garden to rear with private drive for two vehicles..

Early viewing highly recommended.

EPC Band: B

Council Tax Band: D

ACCOMMODATION

GROUND FLOOR:

ENTRANCE via UPVC double glazed, obscured entrance door under covered porch into:

ENTRANCE HALL, with oak effect laminate flooring, having pendant light fitment and smoke alarm to ceiling and single panelled central heating radiator. Thermostat control panel, half door concealing understairs storage cupboard, stairs to first floor and doors off to:

KITCHEN (12'3" into cupboards x 6'4" into cupboards), with grey tile effect cushioned flooring, appointed with a range of white farmhouse style base and eye level storage units, with oak effect laminate work surface above and white tiled splash back. Inset stainless steel sink with vegetable bowl, drainer and mixer tap over. Integrated 'Zanussi' electric oven, inset 'Zanussi' four-ring gas hob and extractor hood above. Under-unit space, power and plumbing for dishwasher and washing machine units and tall space for fridge freezer. Double glazed window to front aspect, double panelled central heating radiator, light fitment to ceiling and cabinet door concealing wall mounted 'IcosHE12' gas central heating boiler.



DOWNSTAIRS CLOAKS fitted with a white two piece suite comprising low flush W.C and vanity wash hand basin, latter having tiled splashback. Room having grey tile effect cushioned flooring, single panelled central heating radiator and ceiling light fitment.

LOUNGE DINER (15' x 13'), with oak effect laminate flooring continued from the entrance hall, double glazed windows and UPVC double glazed french doors to rear garden. Two pendant light fittings and coving to ceiling, double panelled central heating radiator, television point, Sky leads and telephone point. Three floating wall shelves.



FIRST FLOOR:

LANDING at top of carpeted stairs with open balustrade, smoke alarm and pendant light fitting to ceiling. Single panelled central heating radiator, double glazed window to front aspect and doors off to:

BEDROOM 2 (12'11" x 11'11"), carpeted with double glazed window to rear aspect, single panelled central heating radiator, pendant light fitting and television point.

FAMILY BATHROOM appointed with a white 3 piece suite comprising low flush W.C., pedestal wash hand basin with chrome mixer tap and bath with chrome mixer tap. Room being part tiled with tile effect cushioned flooring, single panelled central heating radiator, extractor fan, and ceiling light fitment.

BEDROOM 4 (12' x 6'4"), carpeted with single panelled central heating radiator and double glazed window to front aspect. Television point and lead.

SECOND FLOOR:

LANDING at top of carpeted stairs with balustrade, smoke alarm, loft access hatch and pendant light fitting to ceiling. Single panelled central heating radiator and doors off to:

BEDROOM 1 (15'2" reducing 11'3" x 13' reducing 10'9"), carpeted with pendant light fitting and coving to ceiling, double glazed window to rear aspect and double panelled central heating radiator. Television point, Sky leads and telephone point, built-in double door wardrobe and door off to:



ENSUITE SHOWER ROOM appointed with a white 3 piece suite comprising low flush W.C, pedestal wash hand basin and shower cubicle housing with glass sliding door housing a chrome thermostatically controlled shower. Room part black tiled with cushioned flooring, single panelled central heating radiator, ceiling light fitment and extractor fan.

BEDROOM 3 (12'5" x 9'6"), carpeted with double glazed window to front aspect, and single panelled central heating radiator, television point, pendant light fitting and door concealing airing cupboard housing hot water tank and central heating control panel.



OUTSIDE:

TO THE FRONT OF THE PROPERTY is a short footpath to the entrance door, right of which is an external door concealing a storage cupboard / bin store. A private tarmac driveway to the right of the property offers off road parking for two vehicles and leads to a gate giving access to the rear garden

TO THE REAR OF THE PROPERTY is rear garden, predominantly laid to lawn with patio seating area to the rear and wood (6' x 4') shed to the near right.