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SALES & LETTINGS

Stowe Lane, Hilton, Derbyshire, DE65 5QY

£225,000

https://www.abodemidlands.co.uk

Situated on Stowe Lane in the sought-after village of Hilton, Derby, this well-presented three-bedroom mid-terraced home offers a blend of contemporary style and practical living space, making it an ideal choice for growing families or first-time buyers. The property is perfectly positioned to enjoy Hilton's village amenities, local schooling, and excellent transport links.

Internally, the home opens with a welcoming entrance hall leading to a bright lounge and a practical cloakroom. The ground floor is further enhanced by a modern kitchen/diner, featuring a comprehensive range of fitted wall and base units and French doors that provide a seamless transition to the outdoor space. To the first floor, the property has three bedrooms, including a principal bedroom with a contemporary en-suite shower room, alongside a comprehensive family bathroom.

Externally, the property presents an attractive brick and render facade, complemented by a tarmacadam driveway providing off-road parking for two vehicles. To the rear, the home enjoys a private, enclosed garden mainly laid to lawn and secured by featherboard fencing. A patio area adjoining the rear elevation provides an ideal space for relaxing or entertaining, with a pathway leading to the side gate.

Further benefits include uPVC double glazing and gas central heating throughout.

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Exterior
Attractive brick construction featuring a render surround to the front window, complemented by a tarmacadam driveway providing off-road parking for two vehicles.

Entrance Hall
Welcoming entrance hall comprising a central heating radiator and thermostat. Providing access to the lounge and cloakroom with stairs rising to the first floor. Vinyl flooring throughout.

Cloakroom
Practical cloakroom featuring a uPVC double glazed window to the front elevation, incorporating a low level WC and corner wash hand basin with mixer tap. Complemented by a central heating radiator and vinyl flooring.

Lounge
Bright lounge featuring a uPVC double glazed window to the front elevation and a central heating radiator. The room provides access to a useful understairs storage cupboard and leads directly into the kitchen/diner. Carpeted flooring throughout.

Kitchen/Diner
Modern kitchen/diner featuring a uPVC double glazed window to the rear elevation and French doors providing access to the rear garden. The space incorporates a comprehensive range of base and wall units complemented by laminate work surfaces, incorporating an under-counter single electric oven, electric hob, extractor fan, and a stainless steel sink with draining board and mixer tap. Complemented by a central heating radiator and vinyl flooring.

First Floor Landing
Landing with carpeted flooring, providing access to all bedrooms, the family bathroom, and a useful storage cupboard

Bedroom One
Principal bedroom featuring a uPVC double glazed window to the front elevation, a central heating radiator, and a central heating thermostat. The room provides access to both a storage cupboard and the en-suite shower room. Carpeted flooring throughout.

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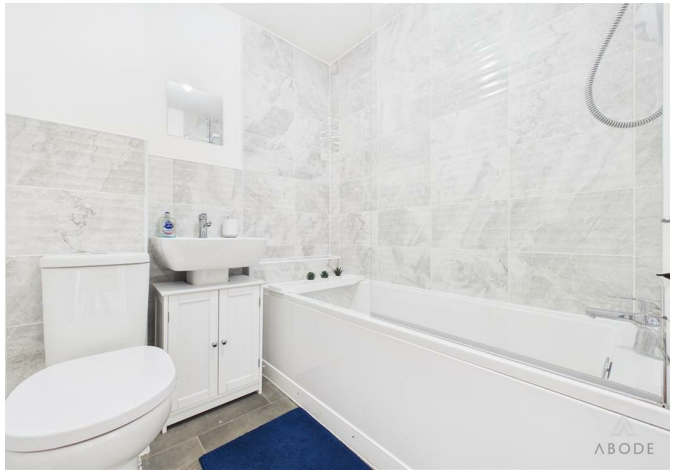


En-suite

Contemporary en-suite incorporating a uPVC double glazed window to the front elevation, a low level WC, and a wash hand basin with mixer tap. The room further features a shower cubicle with full height tiling and a mains-fed thermostatic shower, complemented by half-height tiling behind the WC and basin. Complemented by a central heating radiator and vinyl flooring.

Bedroom Two

Bright bedroom featuring a uPVC double glazed window to the rear elevation and a central heating radiator. Carpeted flooring throughout.

Bedroom Three

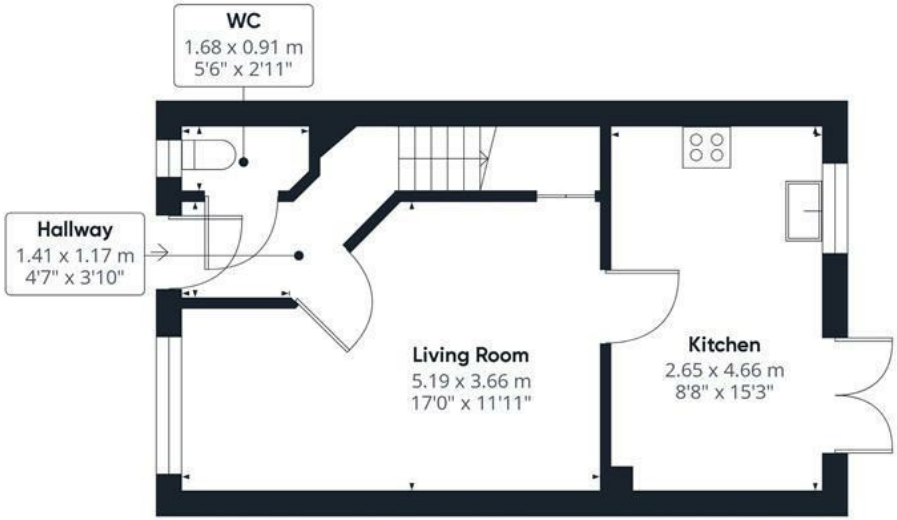
Bedroom featuring a uPVC double glazed window to the rear elevation and a central heating radiator. Carpeted flooring throughout.

Family Bathroom

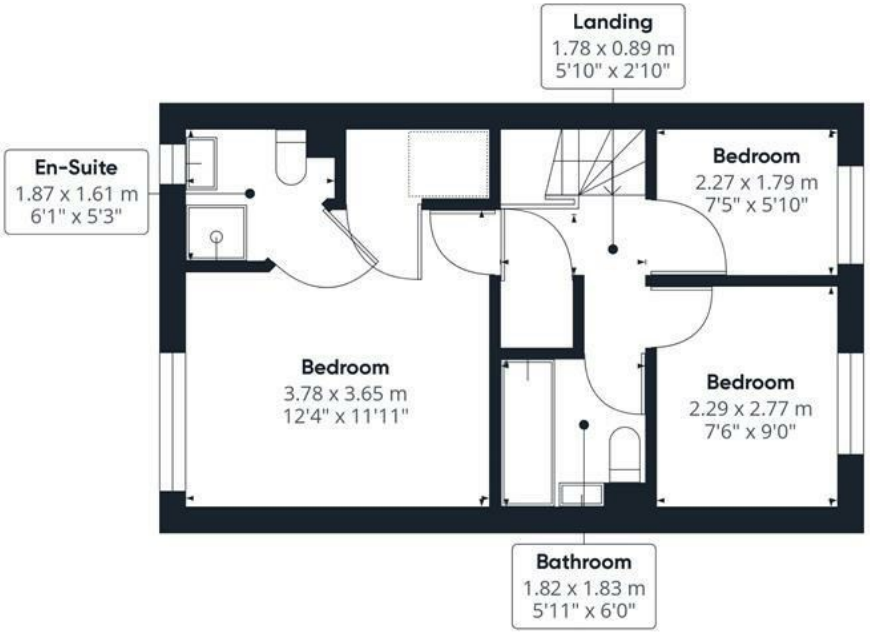
Comprehensive family bathroom comprising a low level WC, wash hand basin with mixer tap, and a fitted panel bath with mixer tap and electric shower above, complete with a glass shower screen. The room is further enhanced by half-height tiling behind the sink and WC, and full-height tiling around the bath. Complemented by a central heating radiator and vinyl flooring.

Rear Garden

Private rear garden mainly laid to lawn and enclosed by featherboard fencing. A patio area is situated against the rear elevation of the property, with a pathway providing access to the side gate.



Floor 0



Floor 1

Approximate total area(1)

69.6 m²

749.15 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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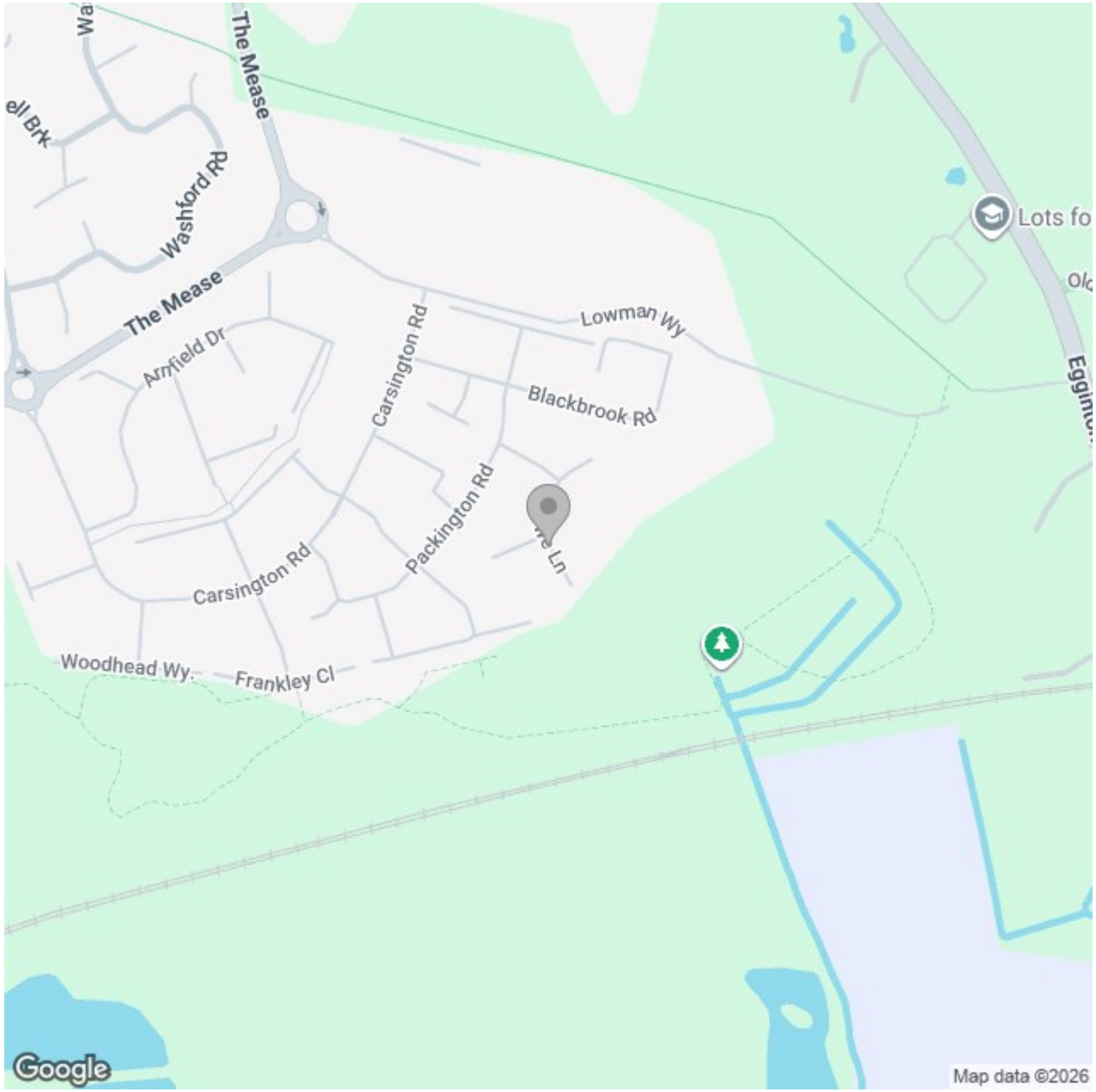

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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