



19 Frankley Close, Hilton, DE65 5PF



Enjoying a prime position on a private lane overlooking picturesque views is this contemporary semi detached home, benefitting from immaculately presented interiors, four well proportioned bedrooms and excellent outside space including a home office and landscaped gardens. Having received additions to include upgraded flooring, AEG appliances and an electric vehicle charger point, beautifully presented accommodation extends over three floors and is ideal to suit first time buyers, downsizers or a growing family needing separate space to work from home. The entrance hall leads into a spacious lounge and contemporary dining kitchen, with functional rooms including a utility and cloakroom also to the ground floor. There are three bedrooms and a family bathroom to the first floor, with the second floor laid to an impressive principal bedroom with private en suite and pleasant views over woodland and public ground to the front. The property is positioned on a private drive servicing a handful of other homes, with private parking to the fore of the garage store. The rear garden has been landscaped to an excellent specification and a garage conversion offers an ideal home office or living space, and the property is serviced by a further 6+ years NHBC warranty.

The popular Derbyshire village of Hilton is home to an excellent range of amenities well catered towards village family life. Within walking distance of the property are facilities including convenience stores, traditional pubs, a post office and supermarket, and the highly respected Hilton Primary School lies within the village, feeding into John Port Secondary School in nearby Etwall. The village is within easy reach of stunning Derbyshire countryside and the Peak District National Park for those enjoying outdoor leisure pursuits, and the commuter routes of the A50 and A38 and A515 give convenient access to the national motorway network beyond. The village is also ideally placed for rail travel, with links available stations in both Willington and Hatton giving access to Derby, Nottingham and Stoke on Trent.

- Modern Semi Detached Home
- Beautifully Presented & Upgraded Interiors
- Prime Setting with Open Aspect
- 6+ Years NHBC Warranty
- Lounge & Open Plan Dining Kitchen
- Entrance Hall, Utility & Cloakroom
- Impressive Master with En Suite
- Three Further Bedrooms & Bathroom
- Landscaped Rear Garden
- Garden Office/Studio – ideal WFH Space
- Garage Store & Parking
- Idyllic Open Outlook to Front & Rural Walks nearby
- Walking Distance to Village Amenities
- Well Placed for Schools, Commuter Routes & Rail Travel

Reception Hall

The composite entrance door leads into the hallway, having LVT flooring which extends throughout the ground floor. Stairs rise to the first floor accommodation and a door opens into:

Lounge 5.09 x 3.81m (approx. 16'8 x 12'6)

A beautifully presented and spacious reception room having window to the front with pleasant open views and a useful under stairs storage cupboard. An opening leads into:

Dining Kitchen 4.76 x 3.22m (approx. 15'7 x 10'7)

This open plan space comprises a **Kitchen** fitted with a range of contemporary gloss wall and base units, housing an inset sink with side drainer and a range of upgraded integral AEG appliances including dishwasher, fridge freezer, oven, gas hob and extractor. The **Dining Area** has double doors opening out to the landscaped gardens, and a further door leads into:

Utility Room 1.83 x 1.81m (approx. 6'0 x 5'11)

The utility is fitted with base units coordinating with those of the kitchen, housing an integrated washer/dryer and further space for a tumble dryer. Doors open out to the gardens and into:

Cloakroom

Fitted with pedestal wash basin with tiled splash back, WC and an obscured window to the side. The combi boiler is housed in here





Stairs rise to the first floor **Landing**, where doors open into three of the bedrooms and to the family bathroom. the staircase continues to the second floor, where a door opens into:

Master Suite 6.46 x 3.68m (approx. 21'2 x 12'1)
A stunning principal bedroom having a window to the front enjoying open views, a skylight to the rear and a double fitted wardrobe. Doors open into a useful storage cupboard and:

En Suite 2.5 x 1.7m (approx. 8'3 x 5'7)
A modern suite comprises pedestal wash basin, WC and double shower, with a heated towel rail, tiled flooring and splash backs, and a skylight

Bedroom Two 4.32 x 2.65m (approx. 14'2 x 8'8)
A spacious double room having window to the rear

Bedroom Three 4.32 x 2.65m (approx. 14'2 x 8'8)
Another double room having full height windows to

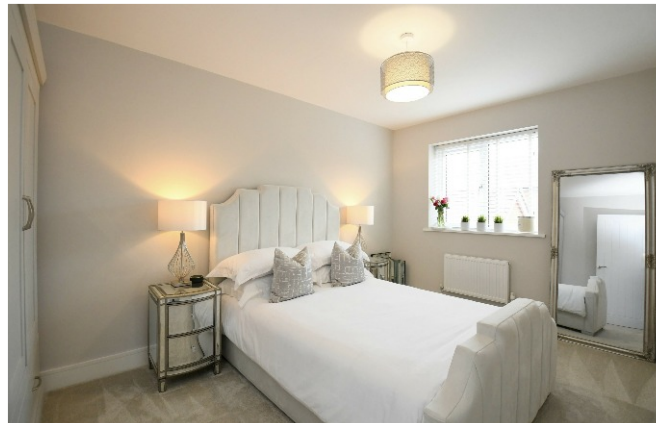


the front enjoying countryside views

Bedroom Four 3.22 x 2.02m (approx. 10'7 x 6'8)
A useful study or single bedroom, having window to the rear aspect

Bathroom 2.02 x 1.91m (approx. 6'8 x 6'3)
A white suite comprises pedestal wash basin, WC and bathtub, with tiled flooring, tiled splash backs, an obscured window and heated towel rail

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 94 A |
| 81-91 | B | 84 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |





Outside

The property lies on the edge of this sought after development, enjoying easy access to a pathway that leads into the village centre and through peaceful woodland. A tarmac drive shared with a handful of properties leads to the front aspect where there is parking for two, and an up and over door opens into the **Garage Store**. Gated access leads into the rear garden and the electric vehicle charging point is included in the sale

Landscaped Rear Garden

Having been beautifully landscaped, the rear garden is laid to a paved terrace, artificial lawns and securely enclosed boundaries. There is a secluded paved terrace to one side, the garden has exterior lighting, power and a water point, and bifold doors open into:

Garden Office/Studio 4.01 x 2.96m (approx. 13'1 x 9'8)

A versatile space ideal as a home office, games room or further living area, having tiled flooring with electric under floor heating, power and lighting

Views to the front



General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.