





**** NO UPWARD CHAIN ****

**** 360 VIRTUAL TOUR AVAILABLE** FOUR
BEDROOM SEMI-DETACHED ** HIGH ENERGY
PERFORMANCE ** GARAGING**

This well-appointed property features a welcoming hallway, a comfortable lounge, a modern kitchen/diner, a convenient utility room, and a cloakroom/WC. Spread across three floors, the four bedrooms include a master suite on the second floor with en-suite facilities, complemented by a separate family bathroom. External amenities consist of gardens at the front and rear, along with a driveway providing ample off-road parking leading to the single garage.

Situated on the St. Modwens development in Hilton, this open-plan living space offers spacious accommodation. Conveniently located with easy access to the A50 and its connections to the M1 and M6. To schedule a viewing, please contact Abode Estate Agents. Viewings are available by appointment only.



Hallway

The entrance hall welcomes with a central heating radiator, a front-facing double-glazed window with opaque glass, a door leading to the living room, electrical distribution board, hive thermostat, smoke alarm, and stairs ascending to the first floor.

Lounge

Enjoy the living room featuring a central heating radiator, a front-facing double-glazed UPVC window, an under stairs storage cupboard, and an opening to:

Kitchen/Diner

The kitchen diner boasts matching wall and base units, a straight-edge preparation work surface, a four-ring gas hob, an electric oven, and an electric grill. Additional amenities include a stainless steel splashback, an extractor hood, a one and a half bowl sink with a mixer tap and drainer, an integrated fridge freezer and dishwasher, double-glazed UPVC French doors leading to the garden, a smoke alarm, a central heating radiator, and access to:

Utility Room

The utility room comprises a drop-edge preparation work surface, plumbing for under-counter freestanding white goods, loft access via a hatch, a central heating radiator, a UPVC double glazed rear entry door, isolator switch, and an internal door leading to:



W.C. Cloaks

The W.C./Cloaks area includes a low-level WC, a pedestal wash hand basin with a mixer tap and tiled splashbacks, a wall-mounted gas boiler, a central heating radiator, an extractor fan, and a side-facing double-glazed UPVC window with frosted glass.

Landing

The first-floor landing provides an airing cupboard, stairs to the second floor, and doors leading to:







Bedroom Two

Bedroom two offers a central heating radiator, and a rear-facing double-glazed UPVC window.

Bedroom Three

Bedroom three features a central heating radiator, a TV aerial point, and a front-facing double-glazed UPVC window.

Bedroom Four

Bedroom four includes a central heating radiator and a rear-facing double-glazed UPVC window.

Family Bathroom

The family bathroom comprises a three-piece suite with a low-level WC, a pedestal wash hand basin with a mixer tap, a bath with a gravity shower over and mixer tap, tiled walls, an electric extractor fan, a front-facing double-glazed UPVC window, shaving point, and a heated ladder towel rail.

Second Floor Landing

The second-floor landing offers a central heating radiator, a smoke alarm, and a door leading to:

Master Bedroom

The master bedroom boasts two central heating radiators, a front-facing double-glazed UPVC window, a skylight with an integrated blind, a double built-in wardrobe, an over stairs storage cupboard, loft access, and a door leading to:

En-suite Shower Room

The en-suite shower room comprises a three-piece suite, including a low-level WC, a pedestal wash hand basin with a mixer tap, a shower cubicle with a glass sliding door and a gravity shower over, a heated ladder towel rail, partially tiled walls, recessed spotlighting, an electric extractor fan, a shaving point, and a double glazed skylight.

Outside

The front elevation features a fore garden with wrought iron fencing and wood chippings, along with a pathway leading to the front entrance door. To the side, a tarmac driveway leads to a detached garage, providing ample parking. The rear elevation offers a stunning landscaped garden with a delightful decked seating area at the bottom, enjoying south easterly facing aspects. Adjacent to the garage wall is a double outdoor electric socket, servicing the hot tub at the rear (hot tub not included).



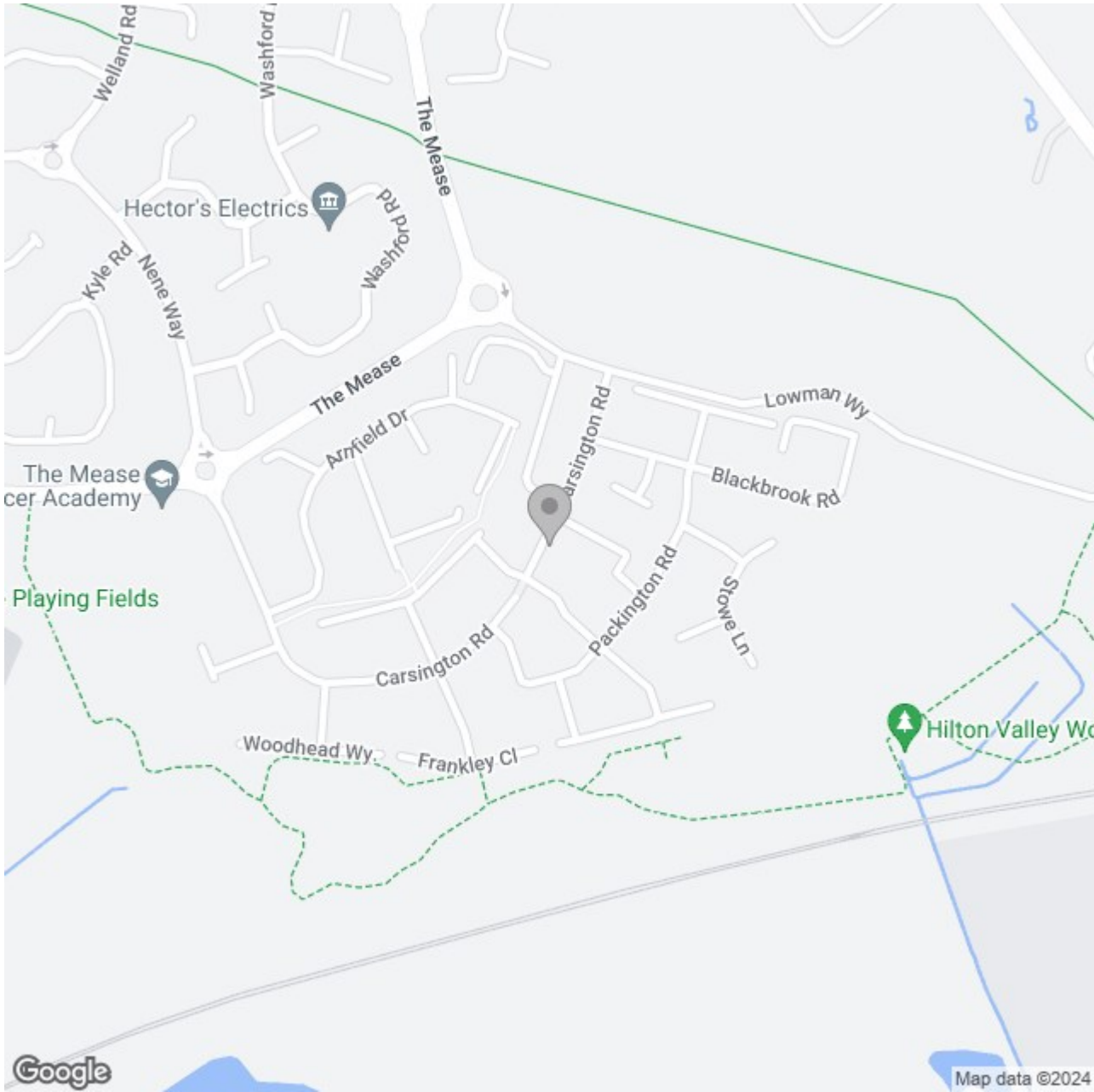








ABODE
SALES & LETTINGS



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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	