



£250,000

Hillcrest Drive, Derby DE73 6RL

Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Three-bedroom detached family home
- Quiet cul-de-sac position in a rarely available location
- Generous, private rear garden with high degree of seclusion
- Bright and spacious accommodation throughout
- Lounge/dining room and separate kitchen
- Potential to extend (subject to planning permission)
- Single garage and driveway
- Convenient access to local amenities, schools, A50 and M1 motorway
- Council Tax Band C

Property Description

A well-proportioned three-bedroom detached family home, occupying a quiet and rarely available cul-de-sac position, benefitting from a generous, private rear garden.

Main Particulars

A well-proportioned three-bedroom detached family home, occupying a quiet and rarely available cul-de-sac position, benefitting from a generous, private rear garden.

The property offers bright and spacious accommodation over two floors, with clear potential to extend subject to the necessary planning consent. The accommodation comprises an entrance hall, lounge/dining room, kitchen, three first floor bedrooms, and a family bathroom with separate WC.

Externally, the property also features a single garage and substantial rear garden offering a high degree of privacy.

Conveniently located close to local amenities and well-regarded schools, Hillcreste Drive also provides excellent transport links via the A50 and M1 motorway, giving easy access to the wider region and East Midlands Airport.

Early viewing is strongly recommended.

Ground Floor

Entrance Hallway

Entrance hallway with UPVC front door and side panel window, wood-effect flooring, feature obscured glass window into the living/dining room, and doors leading to the kitchen and living/dining room, along with useful under-stairs storage.

Living / Dining Room

With dual aspect and continuation of flooring from the entrance hall, featuring a picture window and door providing access to the rear garden. There is a TV point and a focal brick-effect fireplace with an electric stove-style fire.

Kitchen

Fitted with matching wall and base units incorporating a range of integrated and freestanding appliances, with a double glazed window overlooking the rear gardens.

First Floor

Landing

With loft access, obscured window to side elevation and doors leading to the bedrooms and family bathroom.

Bedroom One

With window to the front elevation and ample space for freestanding furniture.

Bedroom Two

A further double room with rear aspect overlooking the garden.

Bedroom Three

Window to the front elevation.

Bathroom

Bathroom fitted with a matching white suite comprising bath and wash hand basin, complemented by part full-height tiled walls and an obscured window.

WC

With part tiled walls and obscured window.

External

Outside

To the front there is a driveway providing off-road parking and access to the garage, while to the rear there are generously sized gardens offering a high degree of privacy.

Disclaimer

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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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