

HILLCRESTE DRIVE, CHELLASTON, DERBY

PRICE £240,000

3 BEDROOM | 1 BATHROOM | 1 RECEPTION



WELCOME TO HILLCRESTE DRIVE

WELL-PRESENTED THREE-BEDROOM DETACHED HOME WITH GENEROUS PARKING AND VERSATILE LIVING SPACE - This attractive detached property offers a practical and inviting home, combining well-proportioned accommodation with a layout ideally suited to modern family life. The spacious kitchen diner forms the heart of the ground floor, providing plenty of room for everyday dining and socialising, while patio doors create a pleasant connection with the rear garden.

A particularly appealing feature is the wood and glass bi-fold doors connecting the dining area with the lounge, allowing the principal living spaces to be opened up or separated depending on how the space is being used. Upstairs are three bedrooms, including two comfortable doubles and a versatile third bedroom suitable as a nursery, study or dressing room.

Outside, the property benefits from a good-sized rear garden, generous driveway provision and a substantial wooden garage divided into two separate rooms, offering excellent flexibility for storage, hobbies or workspace.

THE DETAIL

The Detail
The property is entered through a welcoming hallway with laminate flooring, stairs rising to the first floor and useful understairs storage. The ground floor is centred around a well-planned kitchen diner, fitted with an integrated electric oven and hob, with space provided for a washing machine and under-counter fridge and freezer. A Worcester boiler adds further practicality. The dining area has ample room for a family-sized table, while patio doors open directly onto the rear garden.
A particularly attractive feature is the set of bi-folding wood and glass doors leading from the dining area into the separate lounge. This creates an adaptable arrangement, allowing the rooms to be opened together when entertaining or closed off when preferred. The lounge itself benefits from a large bay window and carpeting, creating a comfortable and naturally bright reception space.

Upstairs, the principal bedroom is a well-sized double, complemented by a further good-sized double bedroom. Bedroom Three is a smaller room and would be ideally suited to use as a nursery or home study, providing a useful dedicated space for a young family or those working from home. All three bedrooms feature laminate flooring.

To the front, the property benefits from driveway parking for two vehicles, with gates providing access further down the driveway and additional parking potential. The rear garden is a fantastic feature, offering a paved patio for outdoor furniture, artificial lawn for easy maintenance and plenty of space for children or entertaining. A large wooden garage is divided into two separate rooms, providing excellent storage and potential for hobbies or workspace, while an outside tap adds further convenience.

Chellaston Is A Popular Residential Area Offering A Good Range Of Local Shops, Amenities, Schools And Leisure Facilities, With Derby City Centre And Surrounding Areas Easily Accessible. The Area Also Provides Convenient Access To Major Transport Routes, Making It Well Suited To Commuters And Families Seeking A Well-Connected Yet Established Community.

AML Verification
In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

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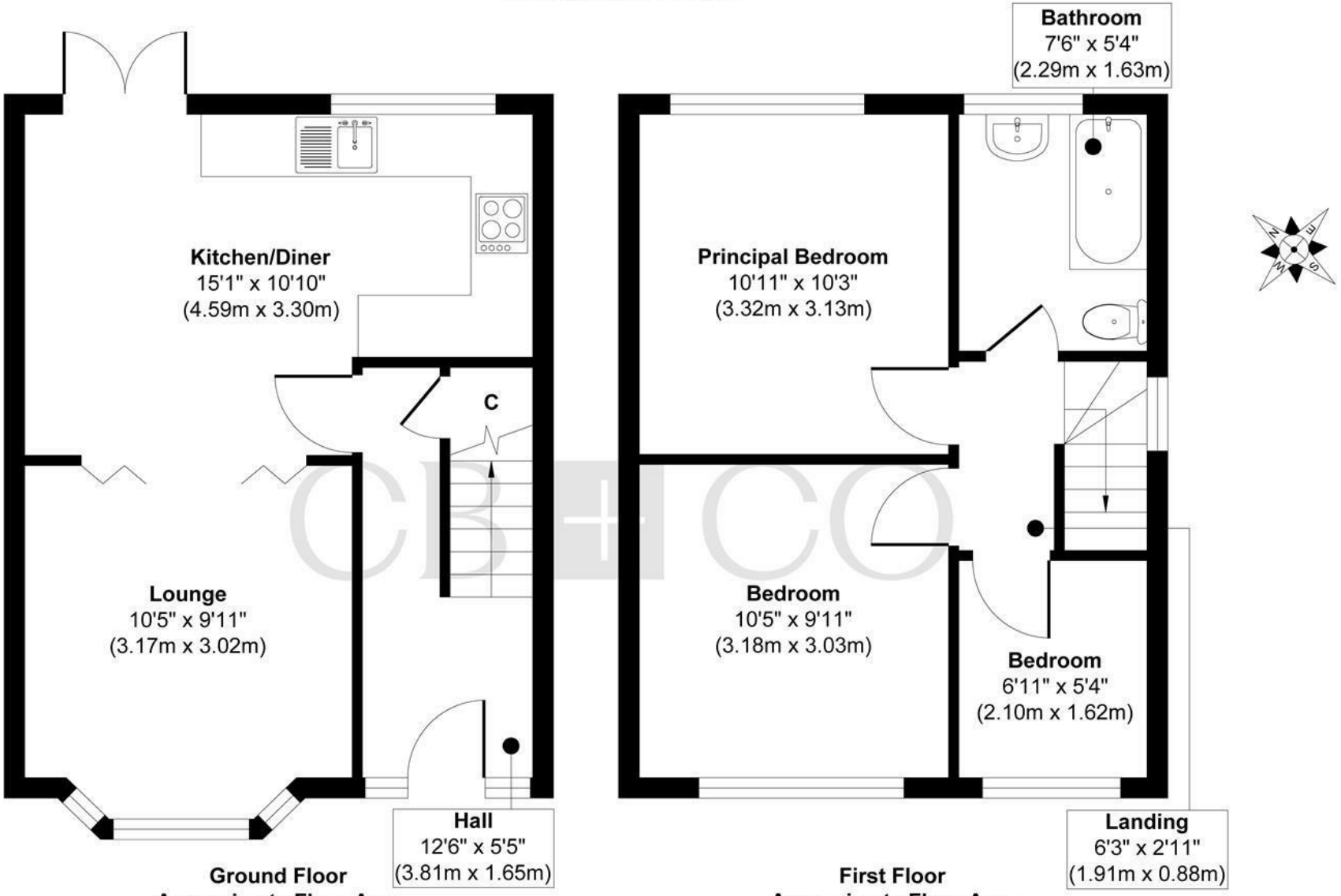








Hillcreste Drive



Ground Floor
Approximate Floor Area
347 sq. ft
(32.31 sq. m)

First Floor
Approximate Floor Area
339 sq. ft
(31.58 sq. m)

Approx. Gross Internal Floor Area 686 sq. ft / 63.89 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

686.00 sq ft

EPC RATING

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COUNCIL TAX BAND

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- No Upward Chain – Offered For Sale With No Upward Chain, Providing A Straightforward Opportunity For Buyers.
- Three-Bedroom Detached Home – A Well-Proportioned Property Offering Flexible And Comfortable Family Accommodation.
- Spacious Kitchen Diner – A Sociable Central Space With Room For A Family Dining Table And Direct Garden Access.
- Bi-Folding Wood And Glass Doors – Attractive Doors Create A Flexible Connection Between The Dining Area And Lounge.
- Separate Bay-Fronted Lounge – A Comfortable Reception Room Featuring A Large Bay Window And Carpeted Flooring.
- Family Bathroom – Fitted With A Bath, Shower Attachment, Washbasin And WC, With Natural Light Nearby.
- Driveway Parking – Parking For Two Vehicles To The Front With Gates Providing Further Parking Potential.
- Generous Rear Garden – A Spacious Outdoor Area With Patio And Artificial Lawn, Ideal For Relaxing And Entertaining.
- Large Wooden Garage – Substantial Outbuilding Divided Into Two Rooms, Offering Useful Storage And Flexible Space.
- Modern Practical Layout – Well-Designed Accommodation Combining Comfortable Living Areas With Useful Everyday Features.

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THE MILLS

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Middle Mill
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MICKLEOVER

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