



# Casa Chiquita Short Hill

Wilson, Derby, DE73 8AF

Asking Price £285,000



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## THE PROPERTY AND HAMLET

Individual link detached bungalow situated in a quiet tucked away location just off Short Hill in Wilson. This well maintained property includes conservatory, dining room, lounge, kitchen, two double bedrooms and shower room. Off road parking and double garage. Offered for sale with no upward chain. Double glazing to windows, Calor gas fired central heating system.

Wilson is a small rural hamlet situated between Castle Donington and Melbourne, where there are a high standard of amenities available. There are lovely walks close by including the Cloud Trail, utilising the former Ashby to Derby railway line.

## ACCOMMODATION

### CONSERVATORY

10'3" x 6'9" (3.12 x 2.06)

A more recent addition to the property and afforded privacy by hedges at the front elevation. Brick plinth and double glazed unit construction. Windows to both front and side, central heating radiator, fan light and entrance door to the dining room.

### DINING ROOM

14'7" x 9'2" (4.44 x 2.79)

With uPVC framed double glazed window to the rear elevation, single glazed window to the front elevation, central heating radiator. Kitchen and lounge leading off.

### LOUNGE

14'7" x 11'0" (4.44 x 3.35)

With uPVC framed double glazed bow window to the front elevation, central heating radiator, central

feature fireplace with marble effect inset, mantel and hearth. Space for a Calor gas fed fire.

### KITCHEN

11'4" x 7'8" (3.45 x 2.34)

With a range of units at eye and base level providing work surface, storage and appliance space. Single drainer sink unit with mixer tap over, electric hob with extractor hood over and oven beneath, plumbing for washing machine and dishwasher. Space for fridge freezer, modern wall mounted Worcester central heating boiler, central heating radiator, uPVC framed double glazed window to the front elevation.

### INNER HALLWAY

With uPVC framed double glazed window to the rear elevation, central heating radiator, airing cupboard.

### SHOWER ROOM

Comprising a suite in white of wash hand basin with vanity unit beneath, w.c. Walk in cubicle housing the Redring electric shower. Opaque uPvc framed double glazed window to the front elevation, Chrome heated towel rail, tiled floor and walls, extractor fan.

### BEDROOM ONE

14'7" x 8'9" (4.44 x 2.67)

With uPVC framed double glazed window to the front elevation, central heating radiator, Dimplex wall heater, fitted wardrobes.

### BEDROOM TWO

11'4" x 8'5" (3.45 x 2.57)

With uPVC framed double glazed window to the front elevation, central heating radiator, fitted wardrobes.

### OUTSIDE

## GARDEN AND DOUBLE GARAGE

The property is fronted by a private seating area, with hedge boundary and flower borders. Access to an external store. DOUBLE GARAGE 16' 9" x 15' 1" with electric up and over door, service door, light and power supplies, fronted by parking spaces. To the rear a paved seating area adjacent to a small free flowing stream.



## Road Map



## Hybrid Map



## Terrain Map



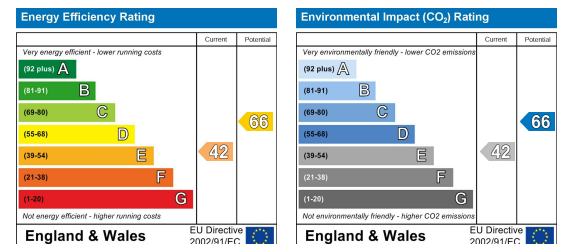
## Floor Plan



## Viewing

Please contact our Marble Property Services Office on 01332 811333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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