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SALES & LETTINGS

Field Close, Hilton, DE65 5GL

Asking Price £350,000



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A spacious and versatile four-bedroom dormer bungalow, offering accommodation arranged over two floors, including two ground-floor bedrooms, two further bedrooms upstairs, a generous living room, separate dining room, fitted kitchen and two bath/shower rooms. The flexible layout provides an excellent opportunity for buyers seeking adaptable living accommodation, with scope to modernise and personalise the property to their own requirements.

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Accommodation

Ground Floor

The accommodation is approached via an entrance hallway providing access to the kitchen and main living areas.

The kitchen is fitted with a range of matching wall and base units, incorporating work surfaces, a sink and drainer, and space for freestanding appliances. A window provides natural light, while the arrangement offers practical storage and preparation space.

The generously proportioned living room forms the central reception area of the home, providing ample space for a variety of seating arrangements. A staircase rises to the first floor, while an opening leads through to a separate dining room. This additional reception space enjoys views towards the outside through glazed double doors, creating a pleasant setting for family meals and entertaining.

Two well-proportioned bedrooms are also positioned on the ground floor, including the principal bedroom and a further double bedroom. Their location offers flexibility for buyers requiring ground-floor sleeping accommodation or wishing to utilise one of the rooms as a study or additional reception space.

Completing the ground floor is a bathroom, positioned conveniently between the kitchen and principal bedroom.



First Floor

The staircase leads to the first-floor landing, providing access to two further bedrooms, a shower room and a separate storage room.

Bedroom three is a particularly generous room, offering space for a double bed and additional bedroom furniture. Bedroom four provides further flexibility and could equally be utilised as a guest bedroom, home office or hobby room.





















The first-floor shower room offers additional washing facilities, while the separate storage room provides useful space for household belongings.

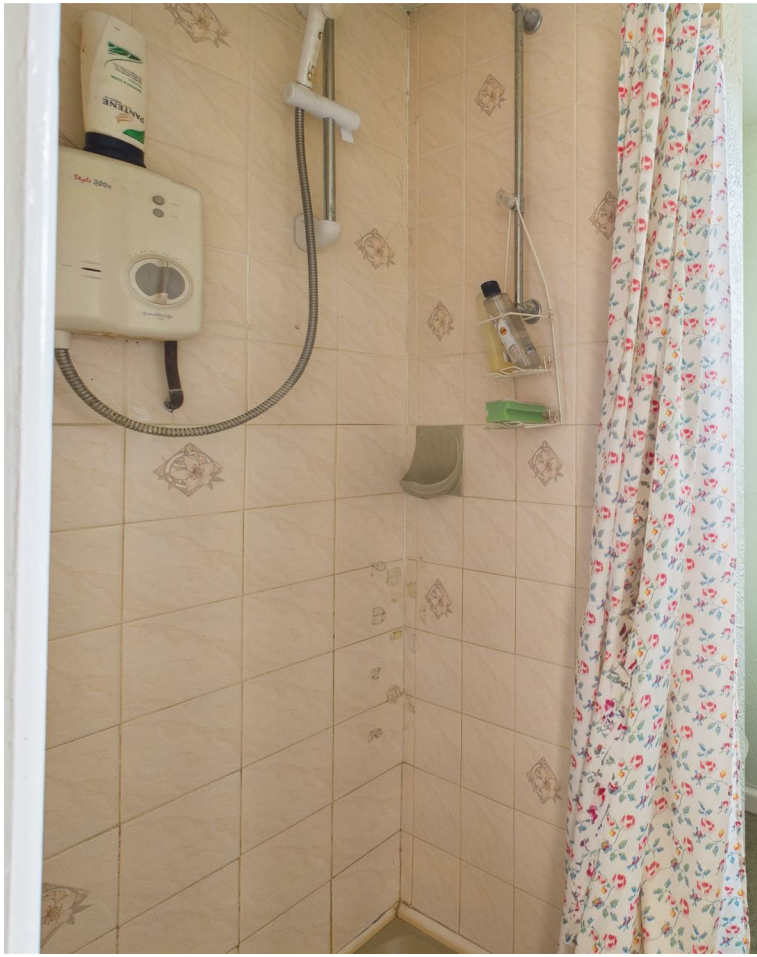
Outside

The outside of the property to the front elevation offers a driveway providing parking facility with access down the side to the garage and rear garden. The rear elevation has a generous wrap around garden.



























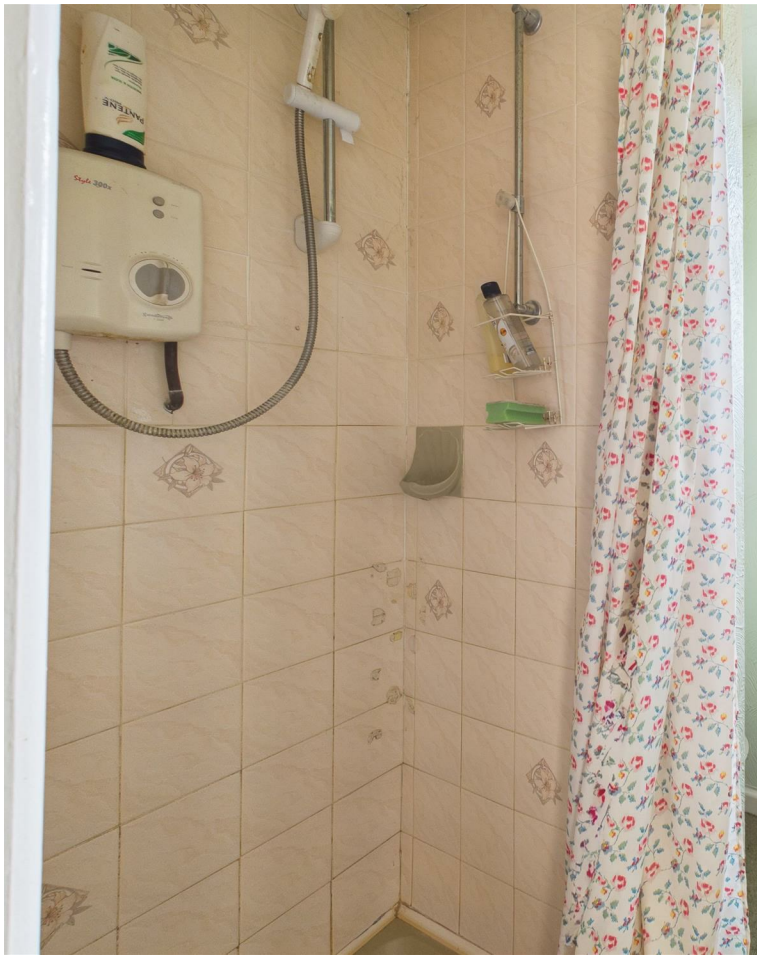
























Floor 0





Floor 1

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Approximate total area(1)

120.8 m²

1301 ft²

Reduced headroom

4.1 m²

44 ft²

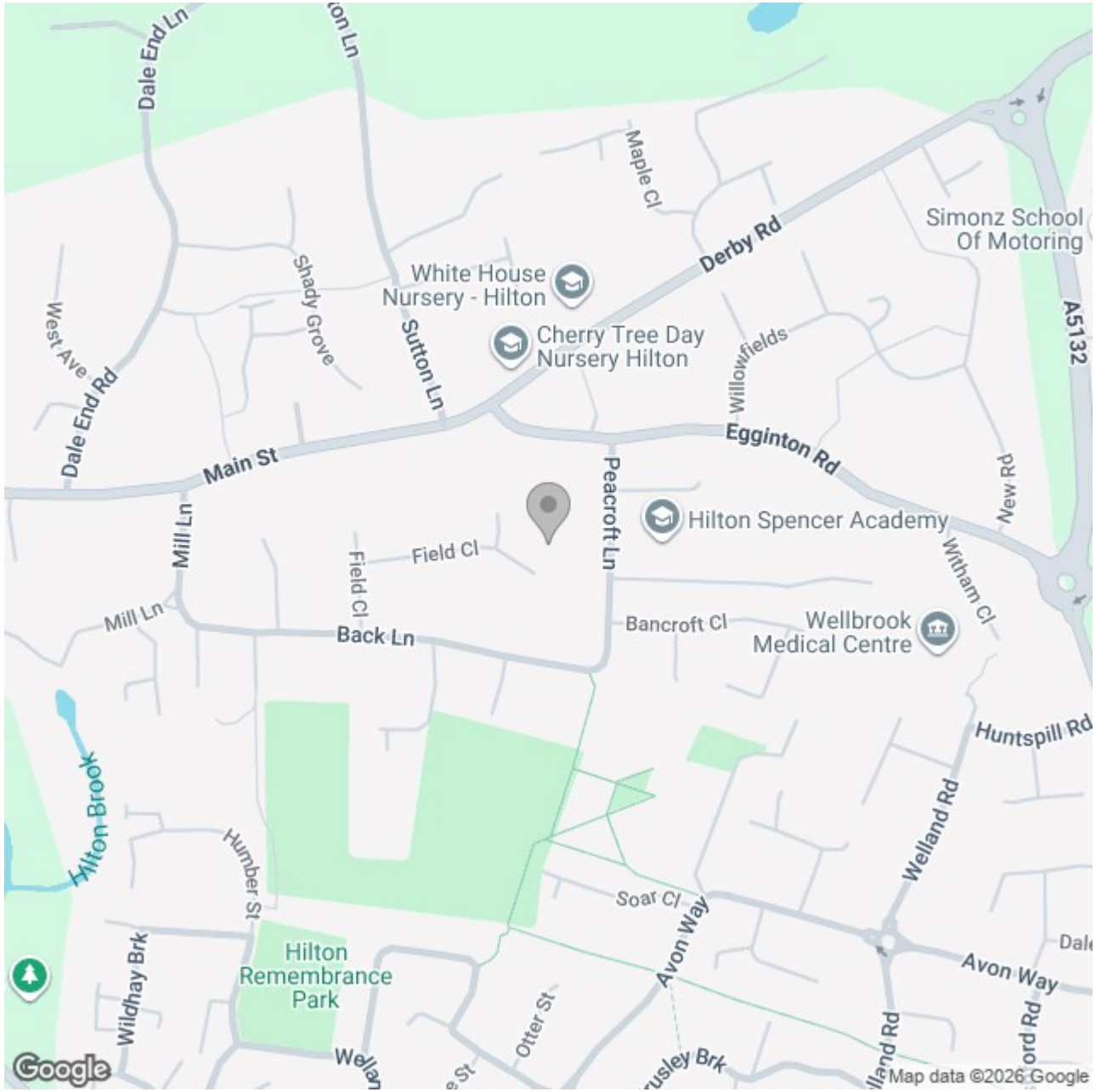
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

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

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