



28 Dee Close, Hilton, Derby, DE65 5BQ

£230,000

CHAIN FREE - Scofield Stone are delighted to offer for sale this three double bedroom, three storey, semi-detached family home located in a quiet cul de sac and falling within the John Port Spencer Academy School catchment. The property boasts stylish living accommodation throughout and is perfect for a first time buyers and growing families. An internal inspection is highly recommended in order to appreciate the size and quality of the accommodation on offer.

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Summary Description

The property benefits from uPVC double glazing, gas central heating and two designated off road parking spaces. In brief the interior comprises; entrance hall, cloakroom/WC, spacious lounge/diner with patio doors to garden, modern fitted kitchen with integrated oven and space for appliances. To the first floor can be found two double bedrooms and a family bathroom with a white three piece suite. The Master suite is located on the second floor and this generous space provides fitted wardrobes, dressing area and shower room en suite. The bathrooms and kitchen are of modern styling and in very good condition.

Outside to the front of the property can be found a pedestrian walkway which gives access to the front door. Access to the rear of the property can be gained via a secure side gate. Here can be found an enclosed garden, laid to a mixture of decked patio with gravel border. There is designated parking for two cars within the car park to the apartments located at the entrance to Foss Road.

Dee Close is conveniently situated for access to local amenities including shopping in Hilton, local schools including John Port Spencer Academy and two Primary Schools, public transport routes, recreational facilities including the recently developed nature walk at Hilton Valley and the Hilton gravel pits local nature reserve. The village has excellent road links to the A50 and A38.

Reception Hallway

Having galvanised panelled entrance door, neutral décor, radiator, wood effect laminate flooring and built in storage cupboard.

Guest Cloakroom/WC

Having contemporary two piece suite comprising; low centre flush wc, pedestal wash hand basin with chrome hot and cold taps, complementary ceramic tile splash backs, cushioned vinyl flooring, radiator and Upvc opaque double glazed window to front aspect.

Kitchen

12'7" x 6'3" (3.85 x 1.91)

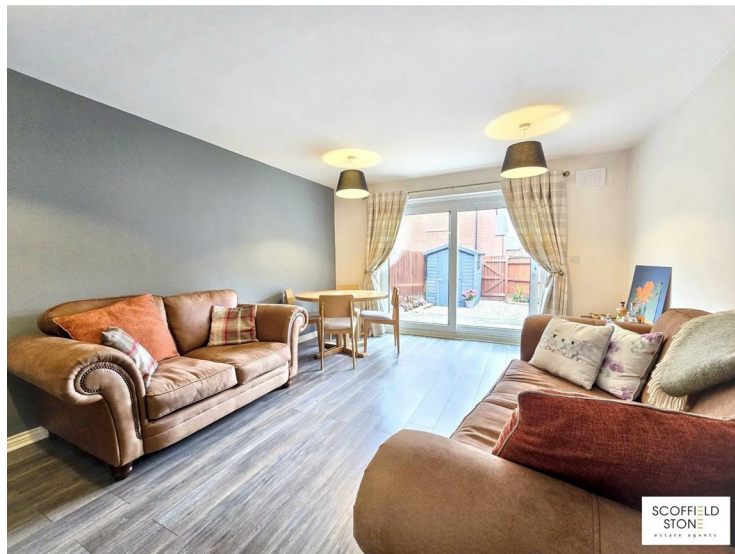


Having a range of high gloss wall, base and drawer units with wood effect roll edge working surfaces, inset stainless steel sink top with side drainer, vegetable preparation bowl, chrome hot and cold mixer tap, complementary ceramic tile splash backs, inset stainless steel four burner gas hob with concealed extractor unit over, integrated electric oven, space for fridge freezer, space and

plumbing for automatic washing machine, space for tumble dryer/dishwasher, cushioned vinyl flooring, concealed wall mounted boiler and Upvc double glazed window to front aspect.

Lounge/ Diner

18'4" x 12'11" (5.6 x 3.94)



Having wood effect laminate flooring, stylish décor, two radiators, TV point, telephone point and Upvc double glazed sliding patio doors giving views and access to rear garden.

Stairs/Landing One

Having neutral décor, carpet to flooring, radiator and stair case to second floor.

Bedroom Two

12'11" x 9'8" (3.94 x 2.96)



Having neutral décor, built in double wardrobe providing ample hanging rail and shelving space, wood effect vinyl flooring, radiator, TV point, airing cupboard (housing hot water cylinder) and Upvc double glazed window to rear aspect.

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Bedroom Three

12'11" x 8'9" (3.94 x 2.67)



Having neutral décor, wood effect vinyl flooring, two radiators, TV point and two Upvc double glazed windows to front aspect.

Family Bathroom



Having contemporary three piece suite comprising; low centre flush wc, pedestal wash hand basin with chrome hot and cold taps, panel bath with chrome hot and cold taps, chrome mains fed shower over bath, complementary ceramic tile splash backs, glass shower screen, extractor fan, radiator and vinyl flooring.

Stairs/Landing Two

Carpeted and neutrally decorated, with radiator and door to:

Master Bedroom Suite

19'5" max x 12'11" max (5.94 max x 3.94 max)



Having built in wardrobe and chest of drawers providing ample hanging rail and shelving space, tasteful décor, carpet to flooring, two radiators, telephone point, Upvc double glazed window to front aspect, Velux window to rear aspect, access to roof space.

Shower Room En Suite

6'6" x 5'7" (1.99 x 1.71)

Having contemporary three piece suite comprising; low flush wc, pedestal wash hand basin with chrome hot and cold taps, single shower enclosure with glass sliding shower screen, chrome mains fed shower, complementary ceramic tile splash backs, vinyl tile effect flooring, radiator, extractor fan and Velux opaque window to rear aspect.

Outside



To the front of the property is pedestrianised with pathway providing access to front entrance door. At the rear the property is a fully enclosed garden laid to a low maintenance design with decking area and gravelled area. There is a timber potting shed included in the sale. Two wooden access gates give access to private side access and the gate the rear gives access for bins and to the car parking. (Car parking is accessed via Foss Road).

Material Information

Verified Material Information

Council Tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard brick and block construction

Management charge: There is a management fee for the parking area and upkeep of the surrounding landscape. Last years was approx. £480.00

Energy Performance rating: C

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Number and types of room: 3 bedrooms, 2 bathrooms, 1 reception
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed. The system was installed at an unknown date.
Heating features: Double glazing
Broadband: ADSL copper wire
Parking: Allocated and Off Street
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: No
Loft access: Yes - insulated and unboarded, accessed by: Access hole in top floor bedroom

presented in good condition. Scofffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

ID Checks for buyers

To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small charge of £25 per person to cover the cost of these checks.

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Follow the link for the full report:

<https://moverly.com/sale/YDhcBCiJUVXFL9bRPbRxdG/view>

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

Location / what3words

///relishing.poster.proclaims

Buying to Let?

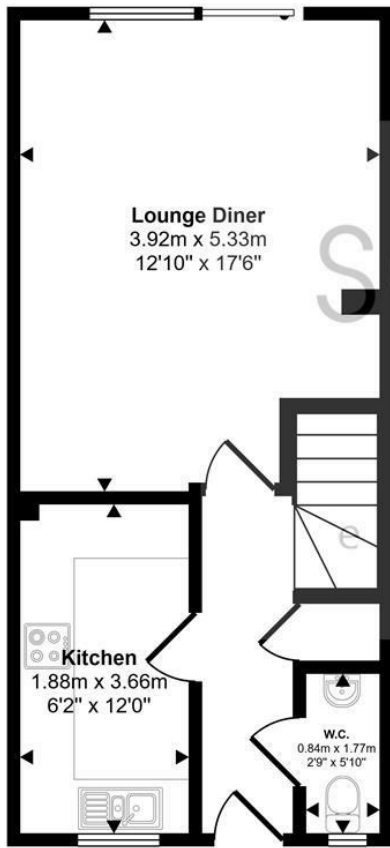
Guide achievable rent price: £1050pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type,



Sales: 01283 777100
Lettings: 01332 511000
www.scofffieldstone.co.uk

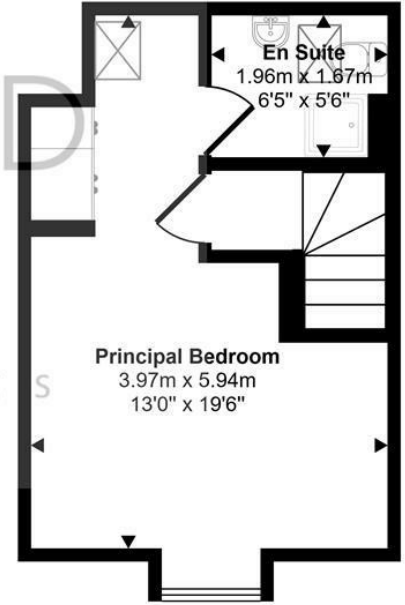
Approx Gross Internal Area
95 sq m / 1026 sq ft



Ground Floor
Approx 36 sq m / 390 sq ft



First Floor
Approx 36 sq m / 384 sq ft



Second Floor
Approx 24 sq m / 253 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		76	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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