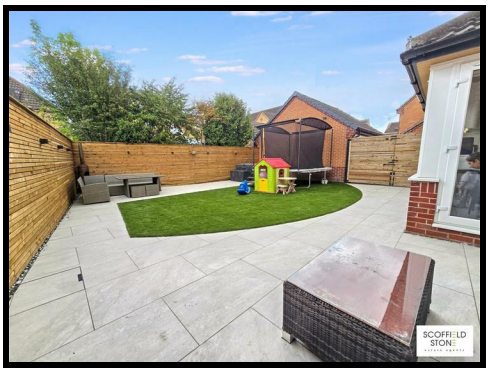
SCOFFIELD STONE
estate agents









19 Ryton Way, Hilton, Derby, Derbyshire, DE65 5GY

Offers Over £475,000

A stylish five bedroom, three storey detached home in Hilton, offering 1,752 square feet of versatile family accommodation. Highlights include an impressive open-plan kitchen and family area, two en suites, landscaped private garden, detached double garage, parking for four vehicles, solar panels, battery storage and EV charging.

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

19 Ryton Way, Hilton, Derby, Derbyshire, DE65 5GY

Summary Description

Set within the popular South Derbyshire village of Hilton, 19 Ryton Way is a stylish and thoughtfully presented five bedroom detached home arranged over three floors, offering approximately 163 square metres (1,752 square feet) of versatile accommodation. Designed with modern family living in mind, the property combines generous room proportions, flexible work-from-home options and excellent outdoor space, together with driveway parking for at least four vehicles and a detached double garage.

At the heart of the home is an impressive open-plan kitchen, dining and family area, fitted with Quartz work surfaces, integrated appliances and French doors opening directly onto the rear garden. A separate dual-aspect lounge provides an inviting retreat, centred around a wood-burning stove, while a guest cloakroom completes the ground floor. Across the upper floors are five bedrooms, including four doubles, with the principal bedroom benefiting from a dressing area and en suite shower room. Bedroom two also has its own en suite, while bedroom four is currently arranged as a practical laundry room, demonstrating the flexibility of the accommodation. Outside, the private landscaped garden combines paved entertaining areas with artificial lawn. Solar PV panels with battery storage and an EV charging point add useful energy-conscious features.

Hilton is a well-connected village offering a broad range of everyday amenities, recreational facilities and primary schooling at Hilton Spencer Academy. Secondary education is available at nearby John Port Spencer Academy in Etwall, with school transport services operating from Hilton. The village is conveniently positioned for access towards Derby, Burton upon Trent and the wider regional road network, making this an excellent option for families and commuters alike.

Entrance Hall

10'11 x 19'0 (3.33m x 5.79m)

A welcoming entrance hall with wood-effect LVT flooring, a practical sisal matwell and a part obscure glazed composite entrance door. Further features include useful under-stairs storage and a radiator.

Guest Cloakroom/WC

Finished with wood-effect LVT flooring and inset ceiling lighting, the cloakroom is fitted with a pedestal wash hand basin with chrome hot and cold taps, low flush WC and a contemporary-style radiator.

Lounge

10'11 x 19'0 (3.33m x 5.79m)



A spacious dual-aspect reception room with ceramic tiled flooring, a front-facing UPVC double glazed window and rear-facing UPVC double glazed French doors with adjoining side windows opening onto the garden. A chimney breast houses a wood-burning stove, creating an attractive focal point, while further features include two contemporary-style radiators, internet access point and TV point.

Kitchen/Diner and Family Area

10'3 x 26'4 (3.12m x 8.03m)





An impressive open-plan kitchen, dining and family space with wood-effect LVT flooring, inset ceiling lighting and excellent natural light from a front-facing UPVC double glazed window, two rear-facing windows and UPVC double glazed French doors opening onto the garden. Two radiators complete the room.

The kitchen is fitted with a comprehensive range of wall and floor units complemented by Quartz work surfaces and an inset stainless steel sink and drainer with chrome mixer tap incorporating an instant boiling water function. Integrated appliances include an induction hob with pop-up extractor, fridge/freezer, additional under-counter freezer, dishwasher, combination microwave oven and fan-assisted oven. A wall-mounted gas boiler is also housed within the room.

Stairs/Landing One

6'8 x 6'2 (2.03m x 1.88m)

A carpeted staircase with wooden spindles leads to the first-floor landing, which also has a radiator.

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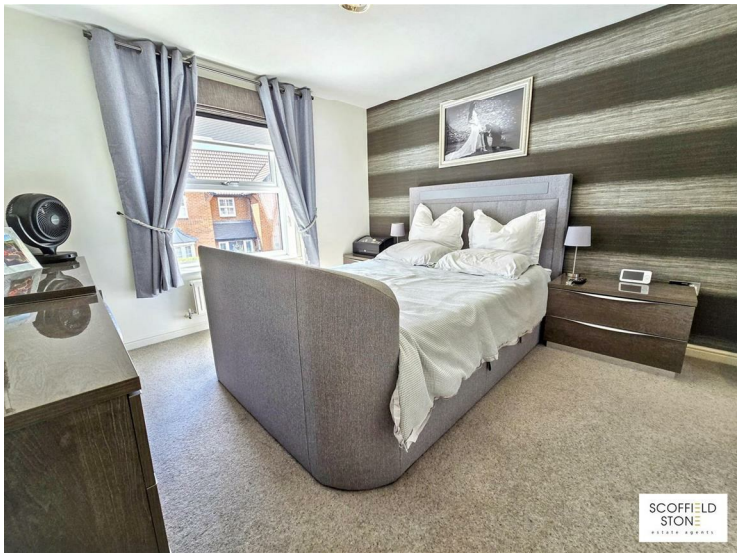
Principal Bedroom
11'3 x 11'6 (3.43m x 3.51m)



A well-proportioned principal bedroom with fitted carpet, front-facing UPVC double glazed window, radiator and fitted wardrobes. A separate dressing area provides additional fitted wardrobe storage.

En Suite Shower Room
7'2 x 5'4 (2.18m x 1.63m)

Finished with ceramic tiled flooring and inset ceiling lighting, the en suite has a rear-facing obscure UPVC double glazed window and tiled splashbacks. Fitted with a low flush WC, pedestal wash hand basin with chrome monobloc tap and a corner quadrant shower enclosure with plumbed shower. A chrome heated towel rail completes the room.

Bedroom Two
0'3 x 11'10 (0.08m x 3.61m)



A carpeted double bedroom with front-facing UPVC double glazed window, two fitted wardrobes and radiator.

En Suite Shower Room
10'1 x 3'9 (3.07m x 1.14m)

Featuring ceramic tiled flooring, inset ceiling lighting and tiled splashbacks, with a rear-facing obscure UPVC double glazed window. The suite comprises a low flush WC, pedestal wash hand basin with chrome hot and cold taps and a double shower enclosure with plumbed shower and rainfall shower head. Radiator.

Bedroom Five
6'8 x 7'5 (2.03m x 2.26m)



A carpeted bedroom with front-facing UPVC double glazed window and radiator.

Stairs/Landing Two
6'9 x 6'3 (2.06m x 1.91m)

A carpeted staircase with wooden spindles rises to the second-floor landing, where a rear-facing Velux rooflight provides natural light. There is also a useful built-in storage cupboard.

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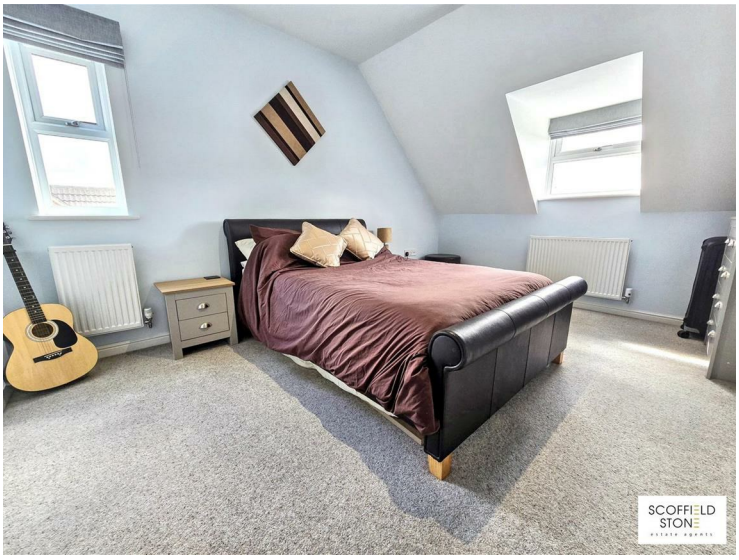
Bedroom Three
11'3 x 18'7 (3.43m x 5.66m)



A generous bedroom with fitted carpet and UPVC double glazed windows to the front and side aspects. Further features include inset ceiling lighting, fitted wardrobes, TV point and two radiators.

Bedroom Four
10'5 x 13'9 (3.18m x 4.19m)



A versatile carpeted room with front and side-facing UPVC double glazed windows, inset ceiling lighting, airing cupboard housing the hot water cylinder and two radiators. The current owners use this room as a laundry room and it is additionally fitted with base units, a wood-effect work surface and under-counter space and plumbing for a washing machine.

Bathroom
6'9 x 7'8 (2.06m x 2.34m)



Finished with ceramic tile-effect flooring, inset ceiling lighting and tiled splashbacks, with natural light provided by a front-facing Velux rooflight. The suite comprises a low flush WC, pedestal wash hand basin with chrome hot and cold taps and a panelled bath with chrome taps and plumbed shower over. Radiator.

OUTSIDE

Frontage and Driveway



A Tarmacadam double driveway provides generous off-road parking for at least four vehicles. To the front of the property is an attractive walled forecourt with established hedge planting and block-paved pathway leading to the main entrance.

Double Garage
17'4" x 16'4" (5.30m x 4.98m)
A well-presented detached double garage with electric roller shutter door, light and power, together with access to useful roof storage space.

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Rear Garden



The enclosed and private rear garden has been attractively landscaped for ease of maintenance, combining stone-paved patio areas with artificial lawn. Additional features include a lean-to storage shed positioned to the side of the house, an outside cold water tap, exterior lighting and power sockets.

Eco Features

The property benefits from an electric vehicle charging point together with roof-mounted photovoltaic solar panels and battery storage.

Material Information

Verified Material Information

Costs and tenure
Tenure: Freehold
Council tax band: F
EPC rating: A

The building
Detached house, standard brick and block construction
5 bedrooms, 3 bathrooms, 1 reception
Accessibility adaptations: None
Loft: insulated and boarded, accessed by Hatch
Outside areas: Rear garden, Front garden, and Side garden

Services
Mains electricity
Solar panels: owned outright
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing, solar water, and wood burner
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 ok, Vodafone ok, Three good, EE good
Parking: Garage, Driveway, and Off Street
Not in a controlled parking zone
No disabled parking available
EV charging point installed

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
No environmental risks recorded
Onward chain: yes

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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/BQU4NZWttWaf1aG17Pfqn8/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

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Buying to Let?

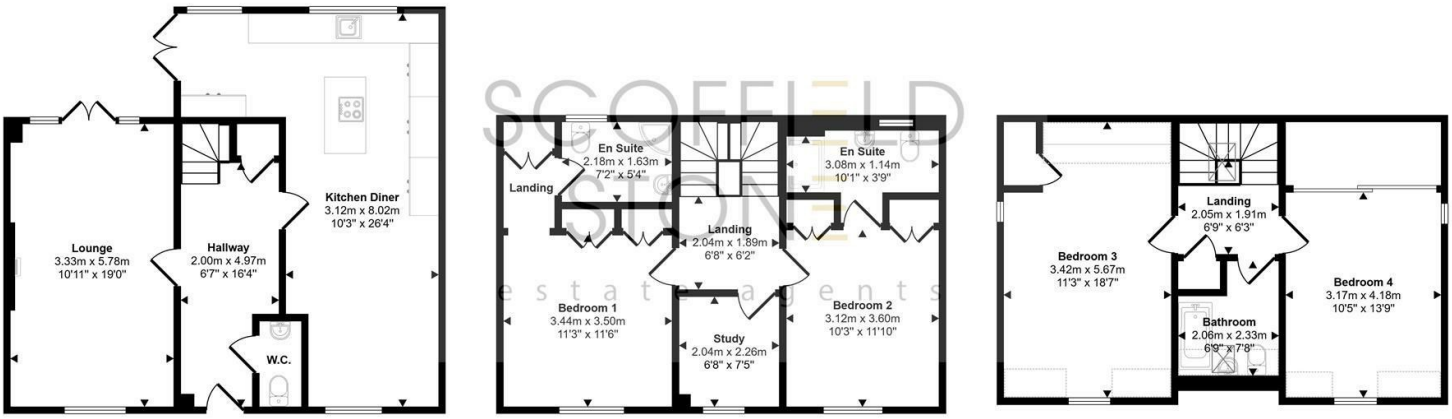
Guide achievable rent price: £1950pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield 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 non-refundable charge of £25 per person to cover the cost of these checks.

Approx Gross Internal Area
163 sq m / 1752 sq ft



Ground Floor
Approx 62 sq m / 665 sq ft

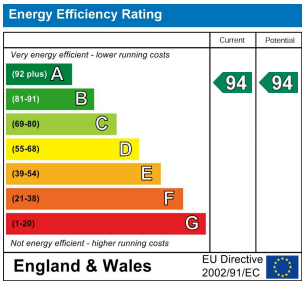
First Floor
Approx 51 sq m / 554 sq ft

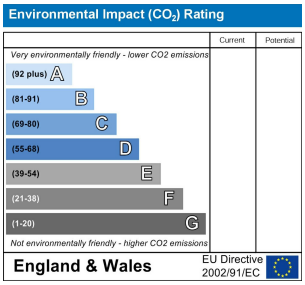
Second Floor
Approx 49 sq m / 533 sq ft

Denotes head height below 1.5m

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.







Hilton Office
Unit 6, Neighbourhood Centre
Witham Close,
Hilton, Derby DE65 5JR

t: Sales 01283 777100
t: Lettings 01332 511000
e: info@scoffieldstone.co.uk
w: **www.scoffieldstone.co.uk**

Co Reg No. 8975758 VAT No. GB186513980