



**21 Hull Street, Hilton, Derby, DE65 5BP**

**£230,000**

A well-presented three-bedroom, three-storey semi-detached home in a sought-after Hilton cul-de-sac. Features include a spacious lounge, modern kitchen, principal suite with en suite, and off-road parking. Close to schools, shops, and excellent transport links, perfect for families or professionals.



### Summary Description

Located in a popular cul-de-sac in Hilton, Derbyshire, this stylishly presented three-bedroom, three-storey semi-detached home offers generous accommodation ideal for growing families or professional couples. Thoughtfully arranged over three floors, the layout maximises both space and comfort while maintaining a neutral and modern décor throughout.

The ground floor features a welcoming entrance hall, a spacious lounge/diner with sliding patio doors leading out to the rear garden, and a contemporary fitted kitchen complete with integrated appliances. A convenient guest cloakroom completes this level. The first-floor hosts two well-proportioned double bedrooms and a family bathroom with modern fittings. The principal bedroom occupies the entire second floor and benefits from fitted wardrobes, a Velux rooflight, and an en suite shower room.

Externally, the property boasts driveway parking for two vehicles, an attractive decorative stone fore garden, and an enclosed, low-maintenance rear garden with lawn and patio areas, perfect for outdoor entertaining.

Situated within easy reach of Hilton's village centre, residents can enjoy a range of local amenities including supermarkets, cafes, pubs, and healthcare facilities. The property also benefits from excellent access to schooling, with several highly regarded primary and secondary schools nearby. Public transport routes are easily accessible, and road links via the A50, A38 and A516 provide convenient connections to Derby, Burton-upon-Trent, and beyond.

This is a superb opportunity to acquire a well-maintained, versatile home in a highly sought-after location.

### Entrance Hall

Having wood effect ceramic tiled flooring, carpet matwell, inset lights to ceiling, cosmetic panelling, front aspect part obscure glazed galvanised main entrance door, built in storage cupboard, radiator.

### Lounge/Diner

17'8" x 12'10" (5.41 x 3.93)



Carpeted, rear aspect upvc double glazed sliding patio doors, with electric blinds, a contemporary style timber fireplace with inset electric fire, inset lights to ceiling, tv and telephone points, two radiators.

### Kitchen

11'7" x 6'0" (3.55 x 1.84)



Having wood effect ceramic tile flooring, front aspect upvc double glazed window, tiled splashbacks, a range of fitted wall and floor units with wood effect roll edge worktops and tiled splashbacks, inset stainless steel sink with drainer and chrome mixer tap, integrated electric oven, inset gas hob with chimney style extractor hood over, under counter space and plumbing for appliances, wall mounted gas combination boiler.

### Guest Cloakroom

Having wood effect ceramic tiled flooring, front aspect obscure upvc double glazed window, inset lights to ceiling, low flush wc, pedestal wash hand basin with chrome hot and cold taps, radiator.

### Stairs/Landing One

Carpeted, wooden spindle staircase, radiator.

### Bedroom Two

12'11" x 11'1" (3.94 x 3.4)



Carpeted, rear aspect upvc double glazed window, airing cupboard, radiator.

### Bedroom Three

12'11" x 11'0" (3.95 x 3.36)



Carpeted, two front aspect upvc double glazed windows, radiator.

### Bathroom



Having ceramic tile effect flooring, inset lights to ceiling, tiled splashbacks, low flush wc, pedestal wash hand basin with chrome hot and cold taps, bathtub with chrome hot and cold taps, radiator.

### Stairs/Landing Two

Carpeted, wooden spindle staircase, radiator.

### Principal Bedroom

19'6" x 12'10" (5.95 x 3.93)



Carpeted, front aspect upvc double glazed window, velux rooflight, fitted wardrobes, access to roof space, radiator.



### En Suite Shower Room



Having ceramic tiled flooring, inset lights to ceiling, Velux rooflight, tiled splashbacks, shower enclosure with electric shower, low flush wc, pedestal wash hand basin with chrome hot and cold taps, radiator.

### OUTSIDE

#### Frontage and Driveway



There is attractive decorative chipping foregarden. Car parking is provided by the allocated space found in the communal area to the right.

### Rear Garden



To the rear you will find an enclosed modest garden which has been landscaped to provide a mixture of lawn, paved patio.

### Material Information

Verified Material Information

Council Tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: B

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.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Good

Parking: Allocated, Off Street, and Private

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

For additional material information, please follow the link:  
<https://moverly.com/sale/5XGzcryC6zupA8CiAdBSan/view>

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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.

### Buying to Let?

Guide achievable rent price: £1075pcm

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.

### 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

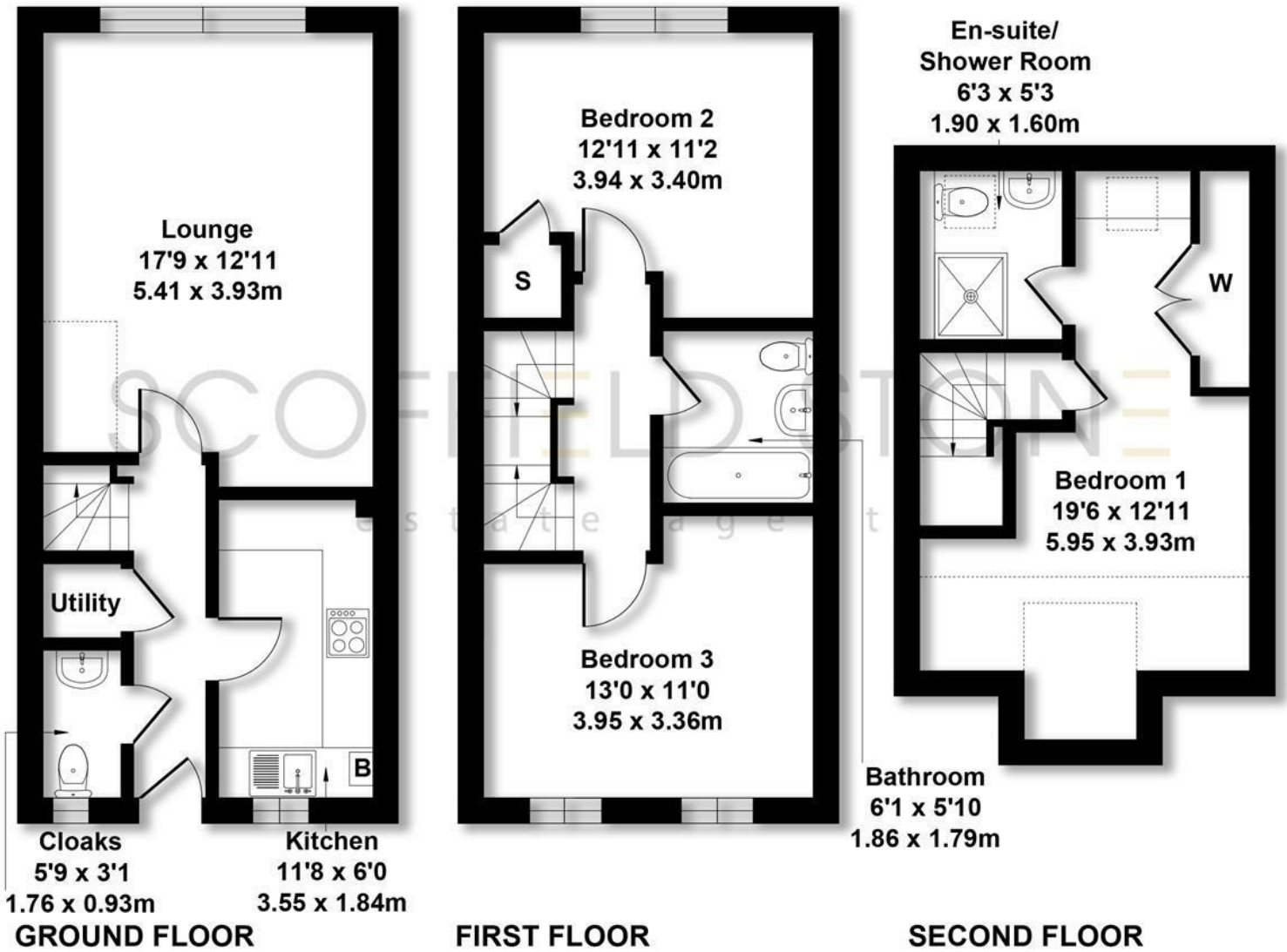
what3words ///snoozing.tennis.lately



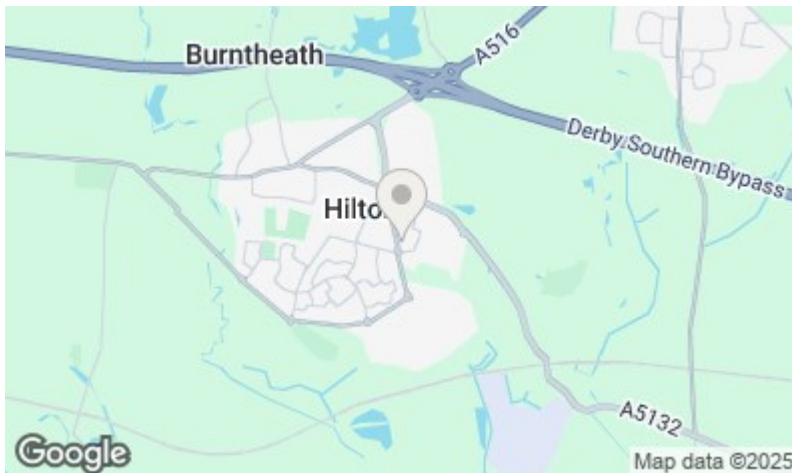
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# 21 Hull Street

Approximate Gross Internal Area  
1033 sq ft - 96 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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