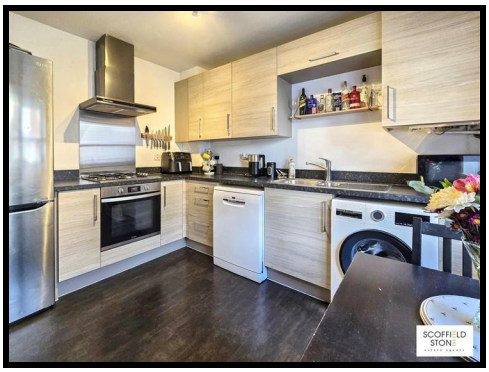
SCOFFIELD STONE
estate agents









20 Arnfield Drive, Hilton, Derby, DE65 5AA

£234,950

A modern three bedroom semi detached home on a popular St Modwen development in Hilton. Featuring driveway parking, downstairs toilet, lounge with French doors, kitchen diner, main bedroom with en suite, and an enclosed rear garden. Handy for village amenities, schools, and Mease Woodland walks.

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

20 Arnfield Drive, Hilton, Derby, DE65 5AA

Summary Description

Set within a popular St Modwen Homes development on the southern edge of Hilton, this modern three bedroom semi detached home offers practical, well presented accommodation in a convenient and well connected village location.
The property is ideally suited to first time buyers, young families, downsizers or investors looking for a low maintenance home with driveway parking, an enclosed rear garden and an energy efficient EPC rating of B.
The ground floor includes an entrance hallway, a useful guest cloakroom, a front facing kitchen diner and a bright rear lounge with French doors opening directly onto the garden. Upstairs, there are three bedrooms, including a main bedroom with built in wardrobe space and en suite shower room, together with a separate family bathroom.

Outside, the property benefits from tandem driveway parking for two vehicles and an enclosed rear garden with patio and lawn, creating an easy space to relax, entertain or enjoy family time.
Hilton remains one of South Derbyshire's most popular villages, offering local shops, cafes, amenities, schooling, green spaces and nearby walking routes. The location also provides convenient access towards Derby, Burton upon Trent, the A50 and A38.

For buyers looking for a modern, manageable home in a popular village setting, 20 Arnfield Drive is a property well worth viewing.

Location

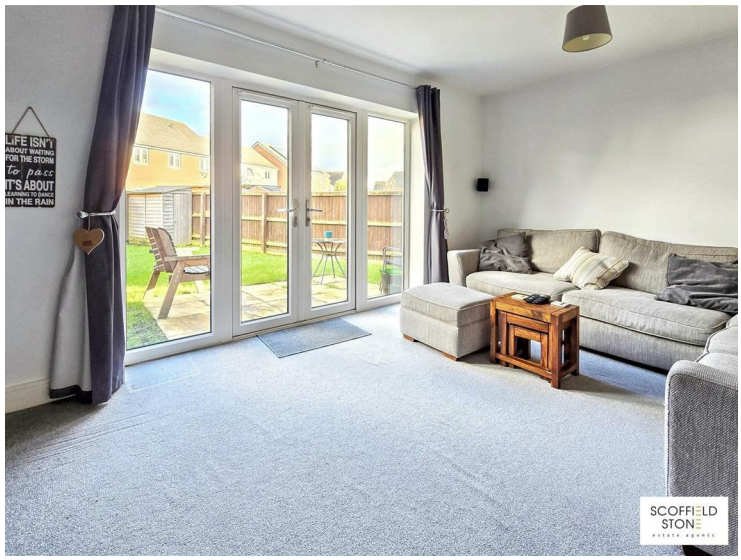
Arnfield Drive is positioned within a popular modern development on the southern edge of Hilton. The village offers a strong community feel, with local shops, cafes, everyday amenities, schooling and green spaces all within easy reach.
Nearby walking and cycling routes, including access towards Mease Woodland nature reserve, add to the lifestyle appeal, while commuters benefit from convenient road links towards Derby, Burton upon Trent, the A50 and the A38.

Entrance Hallway

A bright and comfortable rear facing lounge, neutrally presented and ideal for relaxing or entertaining. French doors open directly onto the rear garden, helping to bring in natural light and creating an easy connection between the indoor and outdoor space.

Lounge

10'11" x 10'2" (3.35 x 3.1)



A bright and comfortable rear facing lounge, neutrally presented and ideal for relaxing or entertaining. French doors open directly onto the rear garden, helping to bring in natural light and creating an easy connection between the indoor and outdoor space.

Kitchen/Diner

10'11" x 10'2" (3.35 x 3.1)



Positioned to the front of the property, the kitchen diner provides a practical everyday living space with fitted wall and base units, work surfaces, inset stainless steel sink and drainer, integrated electric oven, gas hob and extractor hood.
There is space for appliances and room for a dining table, making this a sociable and functional space for day to day use.

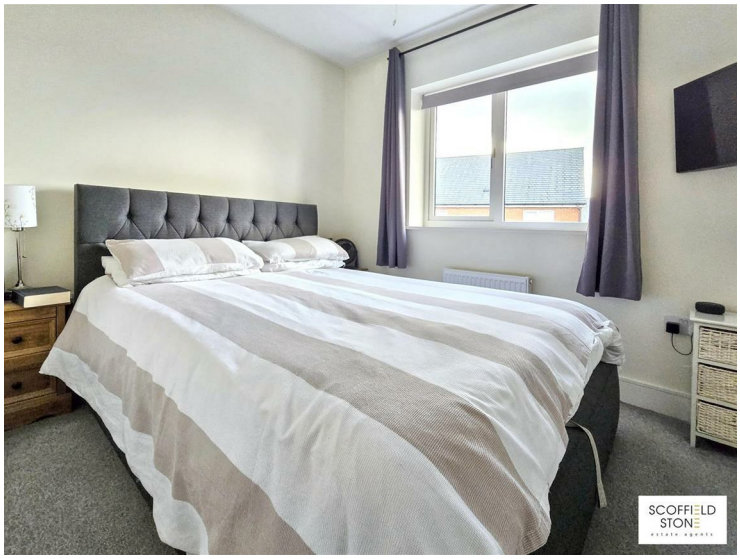
Guest Cloakroom/ WC

A useful ground floor cloakroom fitted with a wash hand basin and WC, providing added convenience for family living and visiting guests.

20 Arnfield Drive, Hilton, Derby, DE65 5AA

Stairs/Landing
The first floor landing is neutrally presented and gives access to the three bedrooms, family bathroom and roof space.

Bedroom One
8'2" x 9'8" (2.5 x 2.97)



A front facing main bedroom with neutral decor, fitted carpet, radiator, built in wardrobe space and access to its own en suite shower room. This is a strong feature for buyers looking for practical storage and private facilities.

En Suite Shower Room
The en suite includes a shower enclosure with plumbed shower, wash hand basin, WC, heated towel rail and obscure front facing window. A valuable addition to the main bedroom and ideal for modern living.

Bedroom Two
10'3" x 8'11" (3.14 x 2.73)



A well proportioned rear facing double bedroom with neutral decor, fitted carpet and radiator. This room would work well as a second bedroom, guest room or child's bedroom.

Bedroom Three
10'8" x 6'2" (3.26 x 1.89)



A rear facing third bedroom with neutral decor, fitted carpet and radiator. This room offers flexibility as a bedroom, nursery, dressing room or home office.

Bathroom



The family bathroom is fitted with a bath with shower attachment, wash hand basin, WC, heated towel rail and obscure side window. A practical bathroom serving the additional bedrooms.

OUTSIDE

Frontage and Driveway
To the front, the property has a neat frontage with artificial lawn and a tandem driveway providing parking for two vehicles.

20 Arnfield Drive, Hilton, Derby, DE65 5AA

Rear Garden



The rear garden is enclosed and designed for easy maintenance, with a paved patio and lawn. It offers a safe and practical outdoor space for relaxing, entertaining or family use, with side gated access

Material Information

Verified Material Information

Council tax band: C
Tenure: Freehold
Property type: House
Property construction: Standard form
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - OK, Vodafone - Poor, Three - OK, EE - Good
Parking: Driveway
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: Yes
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: B

Important: There is a local management agreement in place for this development (approx £22 per month).

For additional material information, please see the link:
https://moverly.com/sale/EsPbz1xLnesCXPtEaDxozQ/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.

Disclaimer 03/2021

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.

Buying to Let?

For investment buyers, the property also offers potential as a modern buy to let opportunity. The current guide achievable rent is stated as £1,000 pcm, subject to market conditions and presentation. Scoffield Stone can provide further advice on lettings and property management if required.

Location / what3words

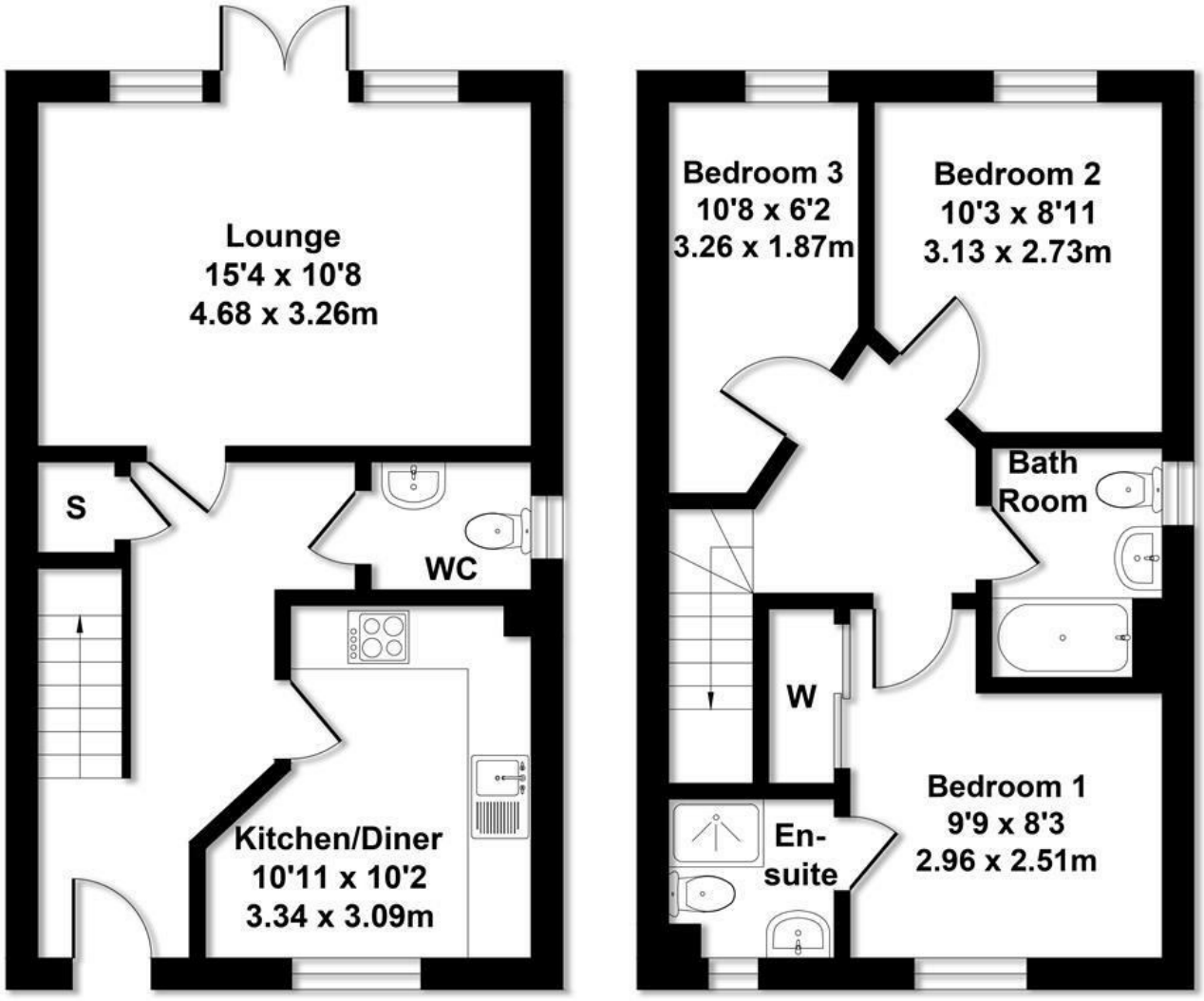
what3words ///dressing.front.roost

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.

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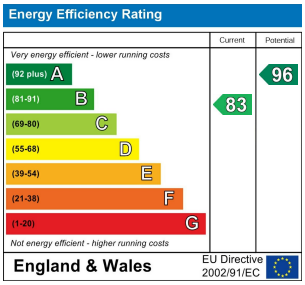
Approximate Gross Internal Area
818 sq ft - 76 sq m

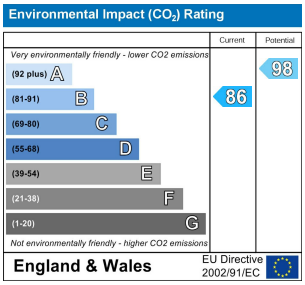


GROUND FLOOR **FIRST FLOOR**

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







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