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Sold



16 Stowe Lane, Hilton, Derby, DE65 5QY

Offers In The Region Of £260,000

A modern three double bedroom semi-detached home in a cul-de-sac setting within popular Hilton. Featuring a spacious kitchen/diner with French doors, principal bedroom with en suite, enclosed rear garden, integral garage and driveway parking for two cars, this is an excellent opportunity for first-time buyers and young families.

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Sales: 01283 777100
Lettings: 01332 511000
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16 Stowe Lane, Hilton, Derby, DE65 5QY

Summary Description

16 Stowe Lane is a well-presented three bedroom semi-detached home occupying a cul-de-sac position within the popular South Derbyshire village of Hilton. Offering approximately 90 square metres (968 square feet) of accommodation, the property provides a practical layout ideally suited to first-time buyers, young families or those seeking a modern, manageable home with good access to village amenities and surrounding countryside.

The ground floor includes a comfortable front-facing lounge and a well-equipped kitchen/diner fitted with dark blue Shaker-style cabinetry, integrated appliances and French doors opening directly onto the enclosed rear garden. A guest cloakroom adds everyday convenience. Upstairs are three bedrooms, including a well-proportioned principal bedroom with en suite shower room, together with a family bathroom. Outside, the property benefits from driveway parking for two vehicles, an integral single garage with light and power, and an enclosed rear garden combining lawn, decorative gravel borders and a practical seating area.

Hilton is a well-established village offering a useful range of everyday amenities, including shops, a supermarket, leisure facilities and primary schooling. Secondary education is available in nearby Etwall, while the village also benefits from access to local walking and cycling routes, making the surrounding countryside easy to enjoy. Hilton is well positioned for commuters, with convenient road links towards Derby, Burton upon Trent, the A50 and A38, providing access to the wider East and West Midlands.

Entrance Hall

A welcoming entrance hall with carpeted flooring, radiator and a part obscure glazed composite entrance door providing natural light while retaining privacy.

Lounge

10'0" x 15'8" (3.06 x 4.8)



A comfortable front-facing reception room with carpeted flooring, UPVC double glazed window, radiator and television and telephone connection points.

Kitchen/Diner

18'4" x 7'5" (5.61 x 2.27)





A well-appointed kitchen and dining space with contemporary cushion flooring and direct access to the rear garden through UPVC double glazed French doors. The kitchen is fitted with a range of dark blue Shaker-style wall and base units complemented by stone-effect roll-edge worktops. Features include an inset stainless steel sink with drainer, vegetable preparation bowl and chrome monobloc tap, integrated electric oven with gas hob and chimney-style extractor hood, integrated fridge freezer, dishwasher and washer dryer. A rear-facing UPVC double glazed window and radiator complete the room.

Inner Hallway

Carpeted inner hallway with radiator, providing access to the ground floor accommodation.

Guest Cloakroom/WC

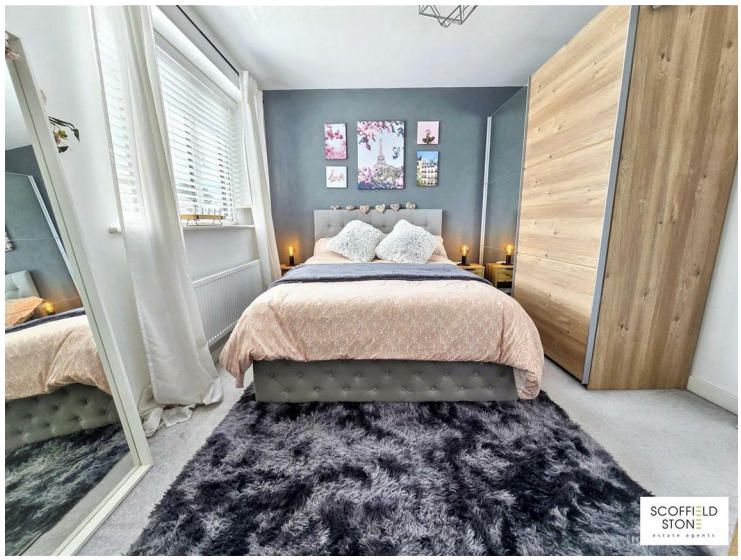
Fitted with contemporary cushion flooring and comprising a low flush WC, pedestal wash hand basin with chrome monobloc tap and tiled splashback, together with a radiator.

Stairs & Landing

Carpeted staircase rising to the first-floor landing, with a useful over-stairs storage cupboard.

Bedroom One

13'8" x 9'4" (4.17 x 2.86)



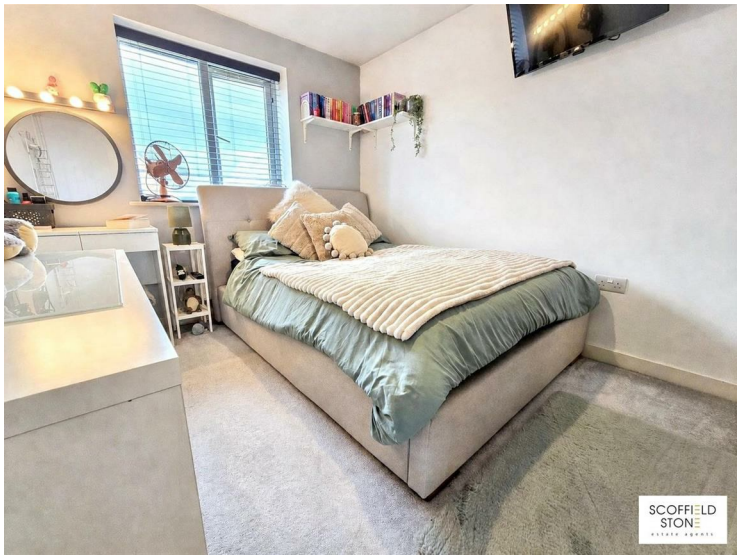
A well-proportioned principal bedroom with carpeted flooring, two front-facing UPVC double glazed windows providing plenty of natural light, and radiator.

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En Suite Shower Room
Serving the principal bedroom, the en suite features contemporary cushion flooring, tiled splashbacks and a front-facing obscure UPVC double glazed window. Fitted with a double shower enclosure with plumbed shower, pedestal wash hand basin with chrome monobloc tap and low flush WC.

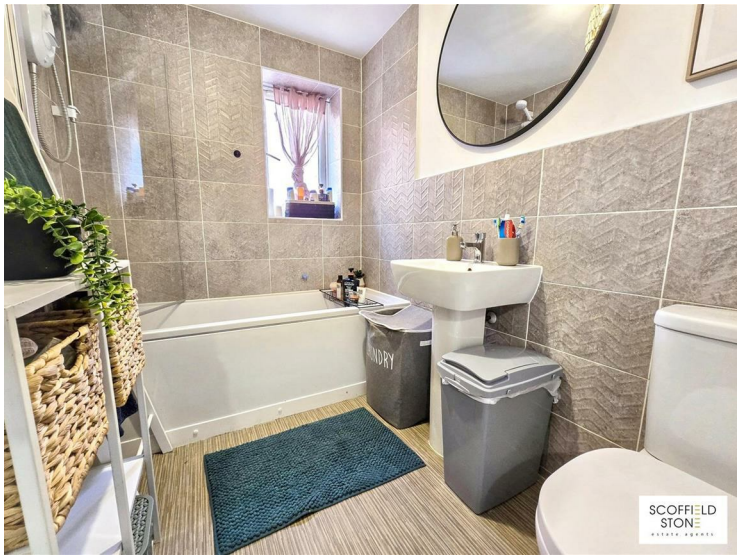
Bedroom Two
8'5" x 10'11" (2.59 x 3.34)



A comfortable rear-facing double bedroom with carpeted flooring, UPVC double glazed window and radiator.

Bedroom Three
9'8" x 7'10" (2.96 x 2.39)
A versatile third bedroom with carpeted flooring, rear-facing UPVC double glazed window and radiator, equally suited as a bedroom, nursery or home office.

Bathroom
8'6" x 5'6" (2.61 x 1.68)



The family bathroom features contemporary cushion flooring, tiled splashbacks and a side-facing obscure UPVC double glazed window. Fitted with a panelled bath with chrome monobloc tap and electric shower, pedestal wash hand basin with chrome monobloc tap, low flush WC and radiator.

OUTSIDE

Garage
8'4" x 16'2" (2.56 x 4.95)
An integral single garage accessed via a metal up-and-over door, with both light and power connected.

Frontage & Driveway
The property is approached via a Tarmacadam driveway providing side-by-side parking for two vehicles. A small lawned garden and pathway lead to the main entrance, creating a neat and practical frontage.

Rear Garden



Accessible from both the driveway and directly from the kitchen/diner, the enclosed rear garden offers a practical outdoor space with a lawn, decorative gravel borders and a gravelled patio area. An outside cold water tap is also provided.

Material Information
Verified Material Information

Costs and tenure
Tenure: Freehold
Council tax band: C
EPC rating: B

The building
Semi-detached house, standard brick and block construction
3 bedrooms, 2 bathrooms, 2 receptions
Accessibility adaptations: None
Loft: insulated and unboarded, accessed by Second bedroom
Outside areas: Rear garden and Front garden

Services
Mains electricity
Mains water
Mains foul drainage

Mains surface water drainage
Mains gas central heating, installed 12th Jun 2022
Heating features: None
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 ok, Vodafone poor, Three ok, EE good
Parking: Garage and Driveway
Not in a controlled parking zone
No disabled parking available

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Title register restrictions (DY567612):
- The owner cannot sell or lease the property without getting a certificate from Hilton Valley Estate Management Company Limited. This is a common way to ensure that any estate fees or rules have been settled before a new person moves in.
- There are restrictive covenants (legal promises not to do certain things) contained in several documents from 2018, 2019, and 2022. These typically prevent changes that would negatively affect the look or character of the estate.
- There are rules regarding 'light and air', which generally mean the owner cannot build anything that would unfairly block a neighbour's natural light or airflow.
- The owner is responsible for maintaining boundary structures, such as fences or walls, as set out in the 2022 legal document.
Long-term flood risk: yes — River and sea flooding risk: Low; Surface water flooding risk: Very Low; Reservoir flooding risk: At risk; Groundwater flooding risk: Unlikely
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/22oJtH4u5DBCKuqjoVpoUN/view

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.

Location / what3words

///entry.porch.parsnip

Buying to Let?

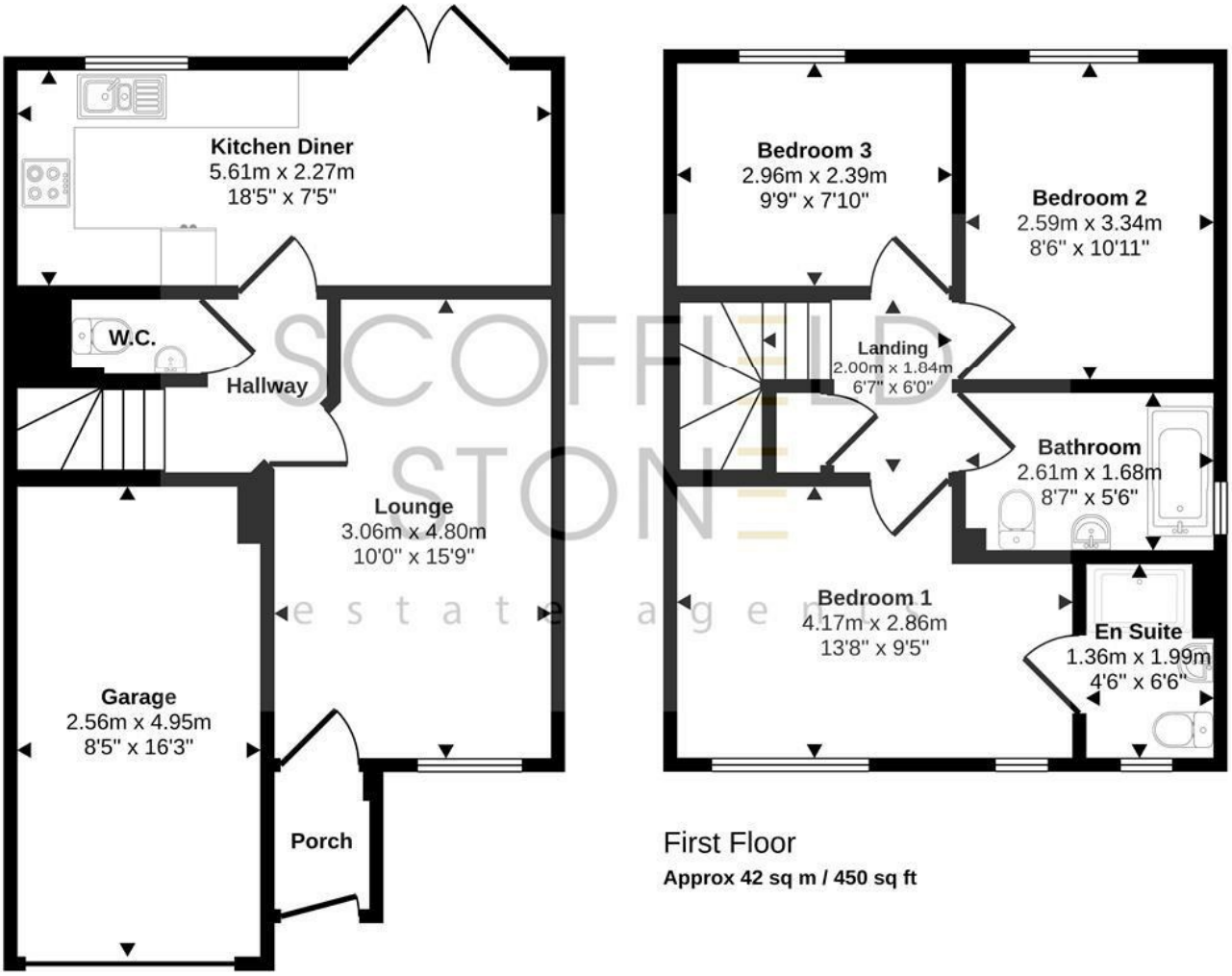
Guide achievable rent price: £1100pcm

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
90 sq m / 968 sq ft

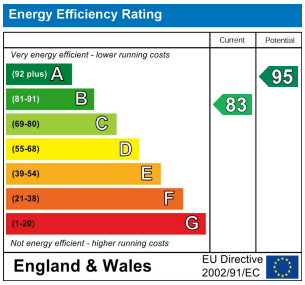


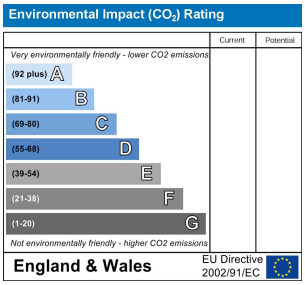
First Floor
Approx 42 sq m / 450 sq ft

Ground Floor
Approx 48 sq m / 518 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.







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