



3 Chasewater Place, Hilton, Derby, DE65 5QU

£230,000

This immaculate end of terrace house, situated in a quiet cul-de-sac and ideal for first-time buyers, investors, and couples, features three bedrooms, a stylish bathroom, a kitchen with garden access, a comfortable lounge, driveway parking for two vehicles, and a lawned garden, all conveniently located near schools and local amenities.

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Summary Description

An immaculate end of terrace house, a property that effortlessly combines comfort, charm, and convenience. This elegant abode is ideal for first-time buyers, investors, and couples alike.

The house consists of three well-proportioned bedrooms. The master bedroom is a spacious double room with built-in wardrobes and an en-suite, offering ample storage and ultimate convenience. The second bedroom is also a generous double, while the third bedroom is a comfortable single room, perfect for a child or as a home office.

The property features one stylish bathroom, complete with modern fixtures and fittings. The kitchen is another standout feature of this home, boasting dining space and direct garden access, creating a perfect setting for family meals or entertaining guests.

The home also enjoys a comfortable lounge, which serves as the single reception room. This is a perfect spot for relaxation and family gatherings.

One of the undeniable highlights of this property is the outside space. The house benefits from driveway parking for two vehicles and an attractive, lawned garden to the rear, providing an excellent outdoor area for children to play or for summer barbecues.

The property enjoys a private, quiet location in a cul-de-sac position. It is conveniently located near schools, local amenities, and green spaces, with nearby parks, walking routes, and cycling routes also within easy reach. This perfect blend of location and features make this a highly desirable property.

Book a viewing today to fully appreciate the unique facets of this beautiful end of terrace house.

Entrance Hall

Having wood effect cushion flooring and neutral decor with front aspect part obscure glazed composite main entrance door, inset lights to ceiling, carpet matwell, radiator.

Lounge

17'2" x 12'0" (5.24 x 3.66)



Carpeted and neutrally decorated with front aspect upvc double glazed window, under stairs storage cupboard, internet point, radiator.

Kitchen/Diner

8'10" x 15'3" (2.7 x 4.67)



Having wood effect cushion flooring and neutral decor with rear aspect upvc double glazed French doors to garden, rear aspect upvc double glazed window, inset lights to ceiling, fitted wall and floor units to white with stone effect roll edge worktop, inset stainless steel sink with drainer, vegetable preparation and chrome monobloc tap, integrated washing machine, integrated dishwasher, integrated fridge freezer, integrated electric oven with gas hob over and chimney style extractor hood, radiator.

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Guest Cloakroom



Having wood effect cushion flooring and neutral decor with front aspect obscure upvc double glazed window, inset light to ceiling, low flush wc, pedestal wash hand basin with chrome monobloc tap, radiator.

Stairs/Landing

Carpeted and neutrally decorated with wooden spindle balustrade, storage cupboard, access to roof space.

Bedroom One

12'5" x 11'11" (3.8 x 3.65)



Carpeted and neutrally decorated with front aspect upvc double glazed window, fitted wardrobes, large over stairs storage cupboard, radiator.

En Suite Shower Room



Having wood effect cushion flooring and neutral decor with front aspect obscure upvc double glazed window, inset lights to ceiling, tiled splashbacks, low flush wc, pedestal wash hand basin with chrome monobloc tap, shower enclosure with plumbed shower, chrome heated towel rail, shaving point.

Bedroom Two

7'6" x 9'1" (2.31 x 2.78)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, radiator.

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Bedroom Three

7'6" x 5'11" (2.31 x 1.82)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, radiator.

Bathroom

Having wood effect flooring and neutral decor with tiled splashbacks, obscure upvc double glazed window, bathtub with chrome mixer tap, pedestal wash hand basin with chrome monobloc tap, low flush WC, chrome heated towel rail, shaving point.

OUTSIDE

Frontage and Driveway



To the front is a tarmacadam double driveway and pathway to rear.

Rear Garden



Accessed via a gate from the driveway you will find an enclosed garden which has been landscaped to provide a mixture of paved patio, lawn and decorative stone border.

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 - OK

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: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Level access

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: B

Please see the link for additional material information:
<https://moverly.com/sale/HnYTvPujMMsw6CuoEg9rwk/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

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?

Guide achievable rent price: £1000pcm

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.

Location / what3words

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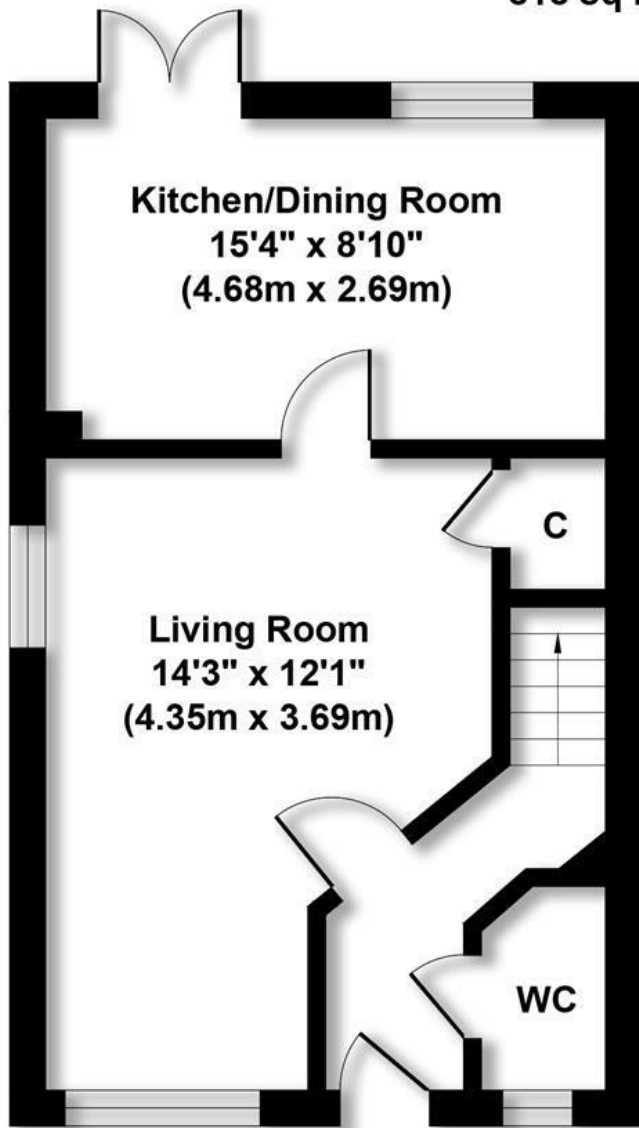


Sales: 01283 777100
Lettings: 01332 511000
www.scoffieldstone.co.uk

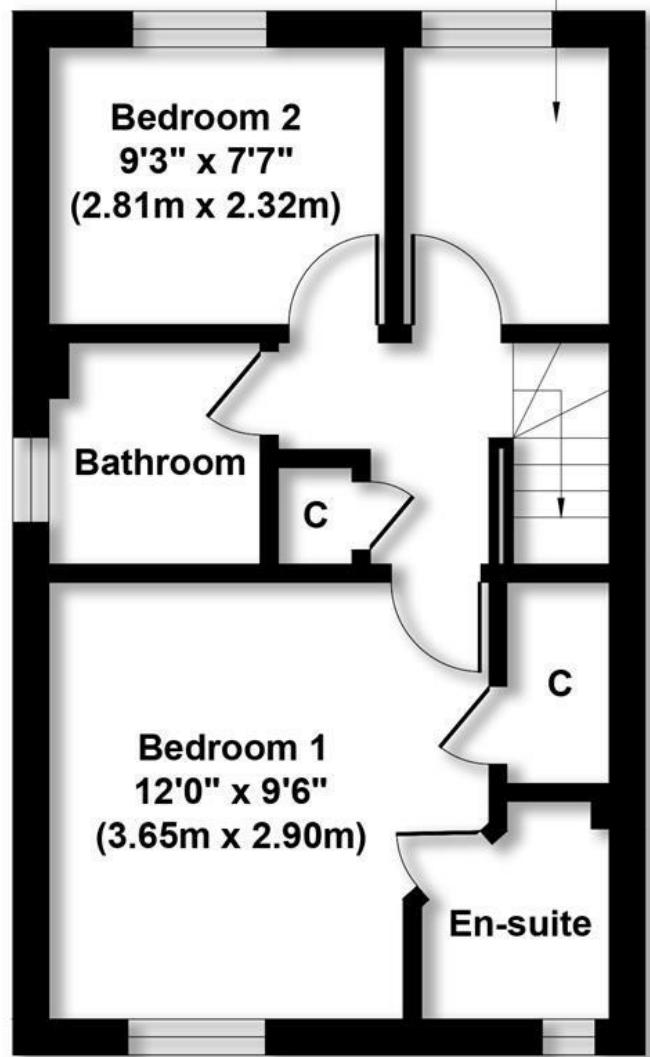
3 Chasewater Place

Approximate Gross Internal Area
818 sq ft - 76 sq m

Bedroom 3
7'7" x 5'10"
(2.32m x 1.78m)



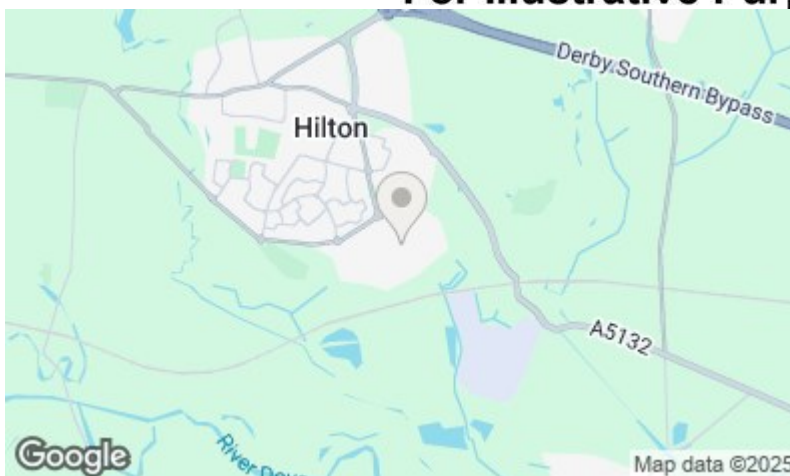
GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A			
(81-91) B		84	
(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 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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