



**33 Packington Road, Hilton, Derby, DE65 5PH**

**£294,000**

This delightful, detached house in a new build development offers three spacious double bedrooms, including a master with an en-suite, a sophisticated open-plan kitchen, a stylish bathroom, and a private garden, all within a convenient location near schools and parks, making it perfect for first-time buyers, families, and couples.

### Summary Description

**For Sale:** A delightful, well-maintained, detached house boasting good condition, situated in a new build development rich with green spaces. This property is a stone's throw away from nearby schools, parks, walking and cycling routes, making it an ideal location for first-time buyers, families, and couples alike.

The property presents an abundance of space with three spacious double bedrooms. The master bedroom is a tastefully designed sanctuary that includes an en-suite and built-in wardrobes.

The house features a sophisticated open-plan kitchen, which benefits from natural light and includes a utility room, dining space, and fitted appliances. Across the hallway from the kitchen you will find a reception room, adorned with large windows that offer a beautiful view of the garden. This room also provides direct access to the garden, acting as a comfortable lounge and socialising space.

The bathroom is stylishly designed, adding to the overall appeal of this charming property.

The property also benefits from a downstairs toilet, a feature that adds a touch of convenience to your daily routine.

Outside, the property boasts a private enclosed garden to the rear with a decked and paved patio, perfect for enjoying the outdoors in privacy. The property also offers driveway parking for at least two cars parked in tandem, a unique feature that adds to the overall convenience of this property.

Overall, this property combines comfort, convenience, and style in a highly desirable location. This house is a fantastic opportunity not to be missed.

### Entrance Hall

Having wood effect cushion flooring and neutral decor with front aspect part obscure glazed composite main entrance door, radiator.

### Lounge

18'5" x 10'2" (5.62m x 3.1m)



Having Herringbone detail wood effect cushion flooring and neutral decor with front aspect upvc double glazed window, rear aspect upvc double glazed French doors to garden, tv point, fibre point, two radiators.

### Kitchen/Diner

18'5" x 9'4" (5.62m x 2.86m)



Having wood effect cushion flooring and neutral decor with front, rear and side aspect upvc double glazed windows, a range of 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, under counter space and plumbing for dishwasher, integrated electric oven with gas hob over and chimney style extractor hood, integrated fridge freezer, two radiators.



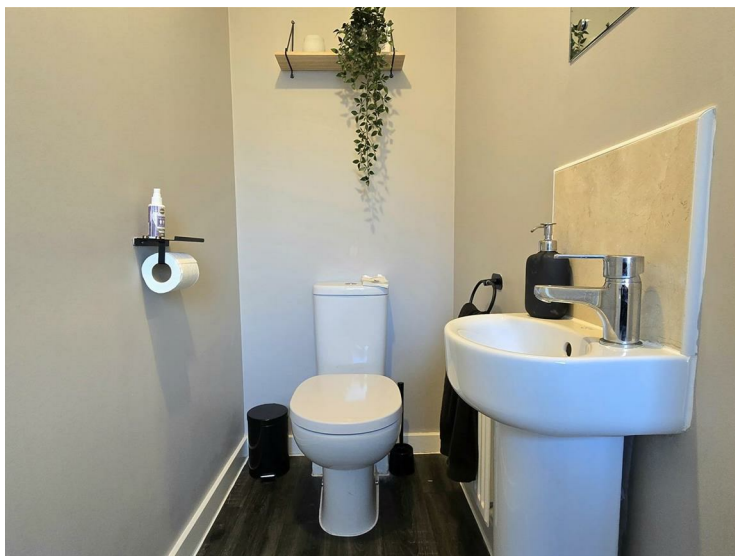
### Utility

5'0" x 6'3" (1.54m x 1.91m)



Having wood effect cushion flooring and neutral decor with rear aspect part obscure glazed composite door to garden, fitted wall and floor units to white with stone effect roll edge worktop, under counter space and plumbing for washing machine, radiator, wall mounted Ideal Logic gas combination boiler.

### Guest Cloakroom/WC



Having wood effect cushion flooring and neutral decor, low flush wc, pedestal wash hand basin with chrome monobloc tap, radiator.

### Stairs/Landing

Carpeted and neutrally decorated with wooden spindle balustrade, rear aspect upvc double glazed window, radiator, over stairs storage cupboard, access to roof space.

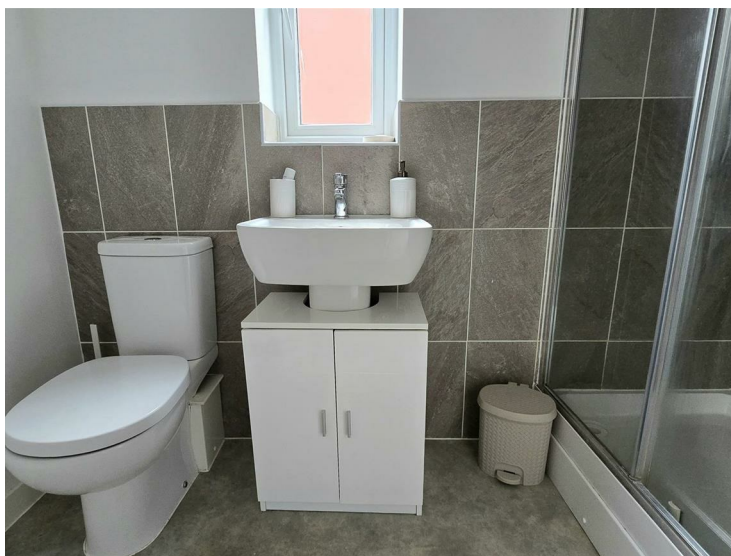
### Bedroom One

18'5" x 10'5" ( 5.62m x 3.18m)



Carpeted and neutrally decorated with front aspect upvc double glazed window, fitted wardrobes, radiator.

### En Suite Shower Room



Having stone effect cushion flooring and neutral decor with side aspect obscure upvc double glazed window, low flush wc, pedestal wash hand basin with chrome monobloc tap, shower enclosure with plumbed shower, tiled splashbacks, radiator.

### Bedroom Two

10'7" x 8'4" (3.25m x 2.55m)



Carpeted and neutrally decorated with front and side aspect upvc double glazed windows, radiator.



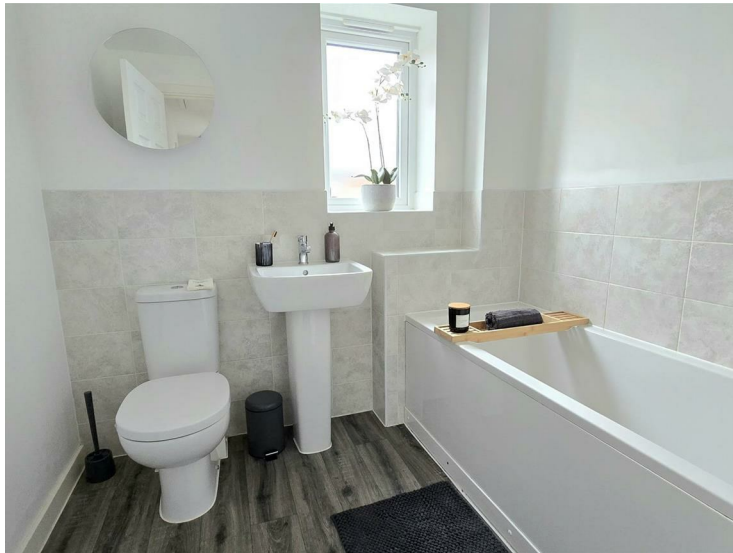
### Bedroom Three

7'3" x 9'1" (2.23m x 2.79m)



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

### Bathroom



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

### OUTSIDE

### Frontage and Driveway



To the front you will find a herbaceous border with established planting and short path leading to the front door. Car parking is provided by the tarmac double tandem driveway to the right hand side.

### Rear Garden



Accessed via the driveway you will find an enclosed garden which has been attractively landscaped to provide a mixture of decked and paved patio, lawn and decorative gravel border. Boundaries are a mix of wall and fence. Outside power and cold water tap.

### Material Information

Verified Material Information

Council tax band: D  
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, 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  
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

For additional material information, please see the link:  
<https://moverly.com/sale/MGJJWyc1vpNcmKKqBUU9DX/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: £1250pcm

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. Scofield 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

what3words ///suspend.emotional.handbags

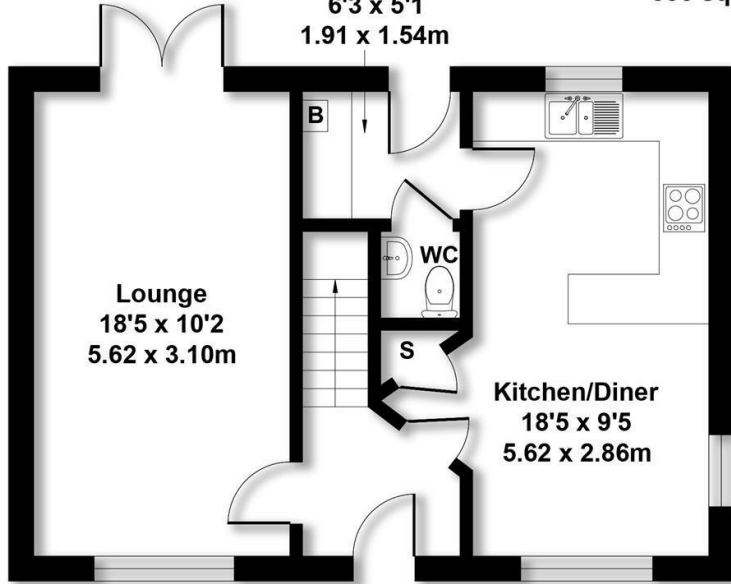


Sales: 01283 777100  
Lettings: 01332 511000  
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# 33 Packington Road

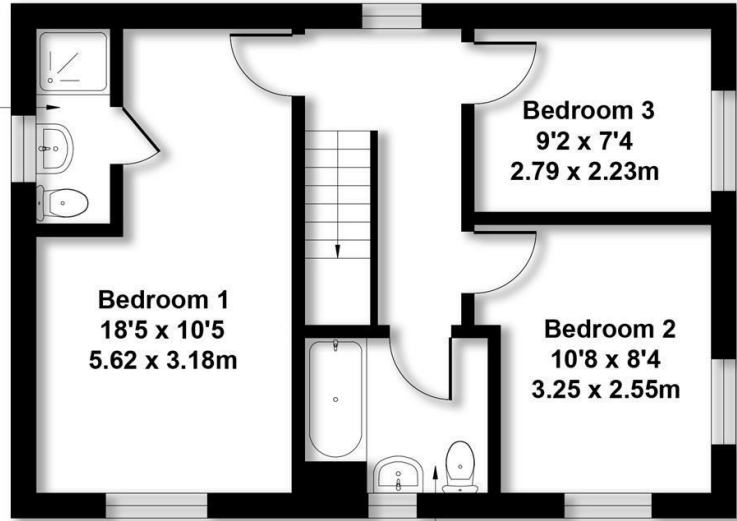
Approximate Gross Internal Area  
990 sq ft - 92 sq m

Utility  
6'3 x 5'1  
1.91 x 1.54m



GROUND FLOOR

En-suite



FIRST FLOOR

Bathroom  
7'2 x 6'2  
2.19 x 1.88m

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			95
(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 <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	



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

**t:** Sales 01283 777100  
**t:** Lettings 01332 511000  
**e:** [info@schofieldstone.co.uk](mailto:info@schofieldstone.co.uk)  
**w:** [www.schofieldstone.co.uk](http://www.schofieldstone.co.uk)

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