



18 Field Close, Hilton, Derby, DE65 5GL

Offers Over £295,000

Offered chain free, this extended three bedroom detached home occupies a cul-de-sac position within the older part of Hilton village. With 1,094 sq ft of accommodation, highlights include flexible living space, two shower rooms, a private landscaped garden, driveway parking, detached garage and separate workshop.

Summary Description

Offered for sale chain free, 18 Field Close is a well-proportioned three bedroom detached home occupying a cul-de-sac position within the established, older part of Hilton village. Providing approximately 102 sq m (1,094 sq ft) of accommodation, the property has been extended to create flexible living space and combines practical family accommodation with a private rear garden, generous driveway parking, detached garage and separate workshop.

Internally, the ground floor offers more space than first appearances might suggest. The entrance hall includes useful storage and leads to a versatile guest cloakroom and shower room. The main living accommodation incorporates a lounge extension, lounge and dining area with living flame gas fire, and a garden room overlooking the rear. The fitted Shaker-style kitchen includes integrated appliances, induction cooking, distinctive terrazzo flooring and a walk-in pantry. Upstairs are three bedrooms, with fitted storage to bedroom one, together with a modern shower room featuring a rainfall shower and a separate WC. Outside, the block-paved driveway continues beyond gates to the rear, where an enclosed and attractively landscaped garden combines lawn, decking and established planting. A detached single garage and additional powered workshop provide excellent storage, hobby or practical workspace.

Field Close is well placed for enjoying village life in Hilton, with everyday amenities, local services and Hilton Spencer Academy nearby, while John Port Spencer Academy in neighbouring Etwell provides secondary and sixth-form education. Hilton also offers bus connections and convenient road access towards Derby, Burton upon Trent and the wider region via the A50 and A38, making the location practical for commuters as well as families.

Entrance Hall

A welcoming carpeted entrance hall with a practical carpet matwell and panelled composite entrance door. Natural light is provided by a side-facing UPVC double glazed window, while useful under-stairs storage cupboards, a radiator and an internet access point complete the space.

Guest Cloakroom/Shower Room

A versatile ground floor shower room with ceramic tiled flooring and part tiled walls. Fitted with a low flush WC, pedestal wash hand basin with chrome monobloc tap and a shower enclosure with electric shower. Further features include a side-facing obscure UPVC double glazed window and chrome heated towel rail.

Open Plan Lounge/Diner

Lounge Extension

10'5" x 6'2" (3.20 x 1.90)

A comfortable carpeted extension to the main living space, featuring a front-facing UPVC double glazed window and radiator.

Lounge/Diner

8'3" x 23'9" (2.52 x 7.24)



A spacious and flexible carpeted living and dining area, centred around an Adam-style fireplace with inset living flame gas fire. A radiator is also provided, with open access leading through to the garden room.

Garden Room

17'3" x 8'11" (5.28 x 2.73)



Extending the living accommodation towards the rear garden, the carpeted garden room enjoys a full-width rear-facing UPVC double glazed window, creating a bright and pleasant outlook. There is also a radiator and a side-facing obscure UPVC double glazed door providing access to the driveway.

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Kitchen

8'9" x 11'6" (2.68 x 3.51)



A well-equipped kitchen with distinctive terrazzo flooring and a side-facing UPVC double glazed window. Fitted with a range of wood-effect Shaker-style wall and base units complemented by stone-effect roll-edge worktops and tiled splashbacks. Appliances include an integrated double electric oven, integrated microwave, inset induction hob with chimney-style extractor hood and integrated dishwasher. There is also an inset stainless steel sink with drainer, vegetable preparation bowl and chrome mixer tap, together with under-counter space and plumbing for additional appliances. A useful walk-in pantry cupboard houses the wall-mounted Worcester gas boiler.

Stairs and Landing

Carpeted stairs rise to the first-floor landing, which benefits from a side-facing UPVC double glazed window and access to the roof space.

Bedroom One

9'10" x 11'9" (3.02 x 3.60)



A comfortable double bedroom with carpeted flooring, front-facing UPVC double glazed window and radiator. Fitted wardrobes and matching bedside units provide useful built-in storage.

Bedroom Two

9'10" x 11'1" (3.00 x 3.38)



A carpeted bedroom with a front-facing UPVC double glazed window and radiator.

Bedroom Three

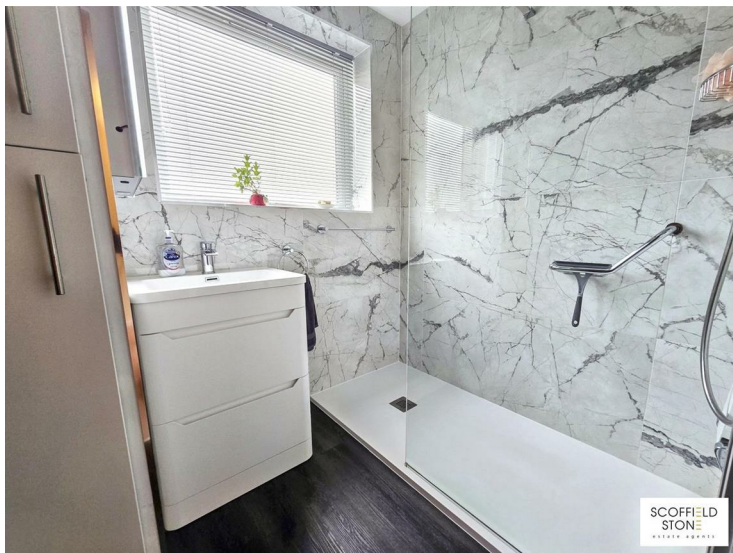
7'4" x 8'11" (2.25 x 2.74)



A further carpeted bedroom with a front-facing UPVC double glazed window, radiator and useful over-stairs storage cupboard.

Shower Room

7'4" x 5'2" (2.24 x 1.59)



A well-appointed shower room with wood-effect flooring and fully tiled walls. The suite includes a generous double shower enclosure with plumbed rainfall shower, together with a vanity unit incorporating a wash hand basin and chrome monobloc tap. There is also a rear-facing obscure UPVC double glazed window, chrome heated towel rail and airing cupboard housing the hot water cylinder.

Separate WC

Positioned separately from the shower room and fitted with ceramic tiled flooring and part tiled walls. Features include a low flush WC and side-facing obscure UPVC double glazed window.

OUTSIDE

Frontage and Driveway

Off-road parking is provided by a block-paved driveway to the front of the property, complemented by a small shale planting border with established roses. The driveway continues alongside the property and beyond timber gates, providing access towards the rear.

Rear Garden



The enclosed rear garden offers a good degree of privacy and has been attractively landscaped to provide a balanced combination of lawn, decked patio seating areas and established herbaceous planting. An outside cold water tap is also provided.

Garage

16'2" x 11'0" (4.94 x 3.37)



A detached single garage accessed via timber doors, with a side-facing window, lighting and power.

Workshop

12'2" x 10'4" (3.71 x 3.15)

Situated beyond the garage, the separate workshop provides an excellent additional working or storage space, complete with light and power together with side and rear-facing windows.

Material Information

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: C

EPC rating: Survey Instructed

The building

Detached house, standard brick and block construction

3 bedrooms, 2 bathrooms, 2 reception

Accessibility adaptations: Level access shower

Loft: insulated and boarded, accessed by Ladder access.

Outside areas: Rear garden

Services

Mains electricity

Solar panels: owned outright

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone good, Three good, EE great

Parking: Driveway, Off Street, Private, and Garage

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

No environmental risks recorded

Onward chain: no

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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.

View the full report here:

<https://moverly.com/sale/R5qMh9PBwTm5iuSodLkiTW/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

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Buying to Let?

Guide achievable rent price: £1200pcm

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.

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.

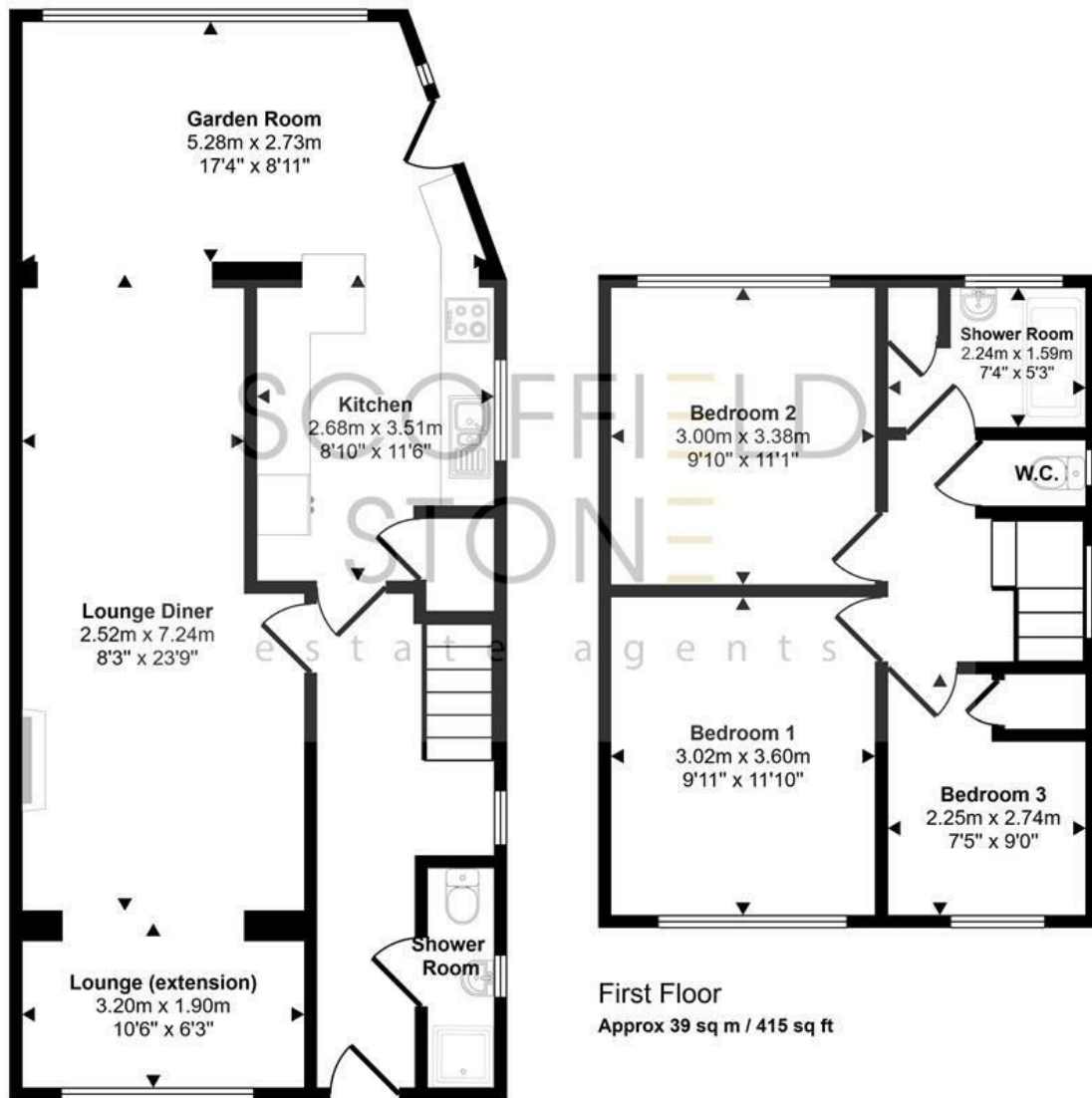


Sales: 01283 777100

Lettings: 01332 511000

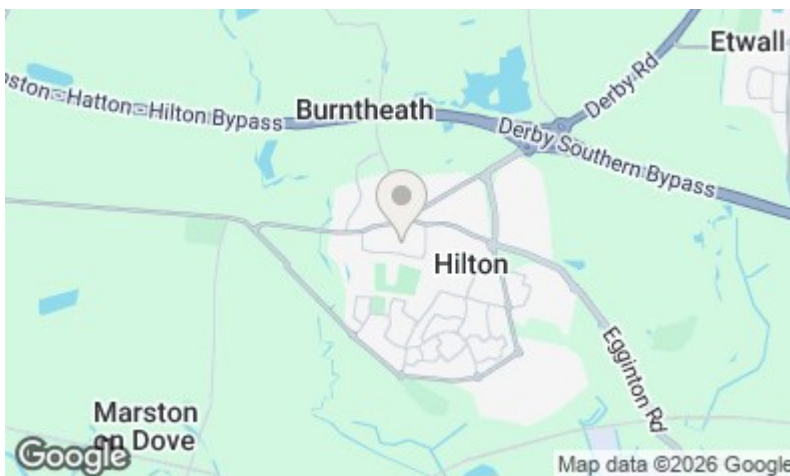
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Approx Gross Internal Area
102 sq m / 1094 sq ft



Ground Floor
Approx 63 sq m / 679 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.



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 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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