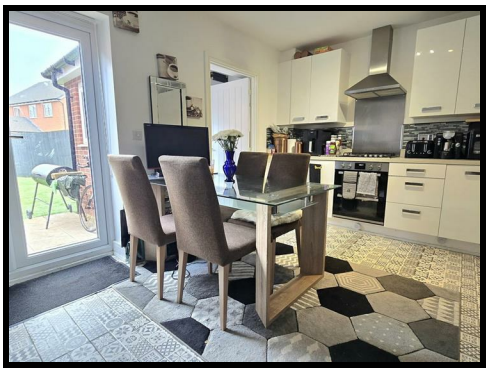
SCOFFIELD STONE
estate agents



9 Packington Road, Hilton, Derby, DE65 5PH

£290,000

NO CHAIN Spacious and well-designed four bedroom home set across three floors in a popular Hilton development. With driveway parking, a garage and a low maintenance garden, this property is ideal for a growing family seeking contemporary living within the John Port catchment, close to woodland walks and local amenities.

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

9 Packington Road, Hilton, Derby, DE65 5PH

Summary Description

Situated in a sought-after residential development in Hilton, Derbyshire, this modern and well-presented four-bedroom family home offers spacious accommodation arranged over three floors. Perfectly suited to the growing family, it benefits from generous bedrooms, a detached garage, off-road parking and an enclosed rear garden.

The property's ground floor comprises a welcoming entrance hall, a bright and airy lounge with under-stairs storage, and a contemporary kitchen/diner featuring gloss units, stone-effect worktops, integrated appliances and French doors opening to the garden. A separate utility room, guest cloakroom and ceramic flooring throughout the kitchen and utility areas add further practicality. The first-floor hosts three good-sized bedrooms and a stylish family bathroom, while the second floor is dedicated to an impressive primary suite. This spacious top-floor retreat includes fitted wardrobes, a dressing area, dual front aspect windows, a rooflight, and a modern en suite shower room.
Outside, the property enjoys a low maintenance rear garden, thoughtfully landscaped with artificial lawn and a paved patio. A tarmac driveway provides tandem parking for two vehicles and leads to a detached single garage with power and lighting.

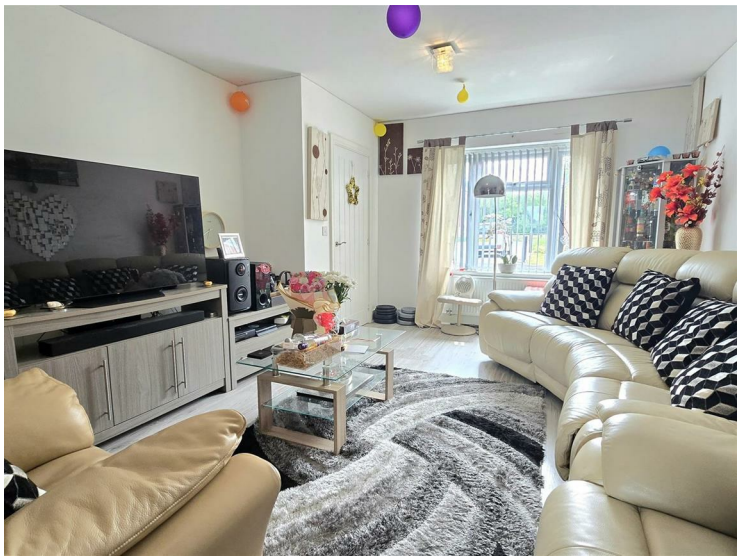
Located just south of Hilton village centre, this home is within easy walking distance of the picturesque Mease woodland and enjoys convenient access to local schools, including being within the John Port catchment area. Hilton is well served by local shops, supermarkets and eateries, and offers excellent road links via the A50, A38 and A516, connecting to Derby, Burton, and beyond. Nearby public transport options make commuting straightforward, while recreational facilities and countryside walks are close at hand.

Entrance Hall

Having wood effect flooring, front aspect composite main entrance door with obscure glazed side window, radiator.

Lounge

16'6" x 12'5" (5.05 x 3.81)



Having wood effect flooring, front aspect upvc double glazed window, tv and telephone points, under stairs storage cupboard, radiator

Kitchen/Diner

10'6" x 15'7" (3.21 x 4.75)

Having ceramic tiled flooring, rear aspect upvc double glazed French doors to garden, fitted wall and floor units to gloss white with stone effect worktop and tiled splashbacks, inset stainless steel sink with drainer, vegetable preparation and chrome monobloc tap, integrated electric oven with gas hob over and chimney style extractor hood, integrated fridge, radiator.

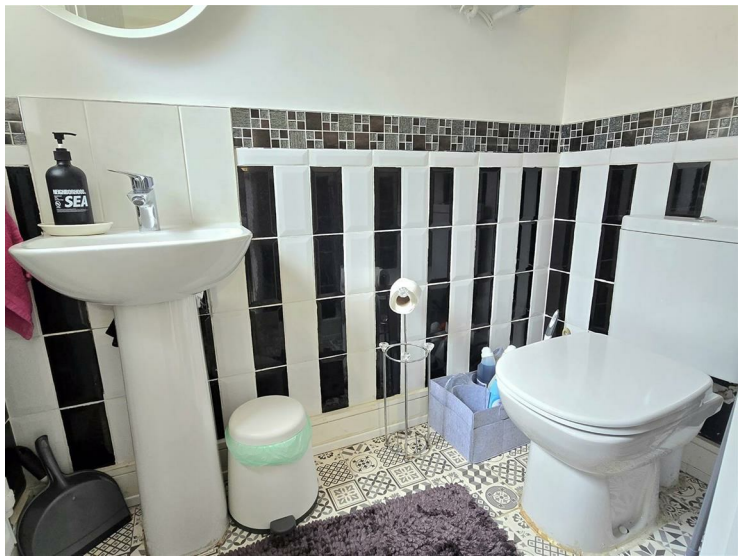
Utility

5'11" x 6'0" (1.82 x 1.83)

Having ceramic tiled flooring, side aspect part glazed upvc door to garden, worktop space, under counter space and plumbing for washing machine, radiator.

Guest Cloakroom

3'4" x 5'11" (1.02 x 1.82)

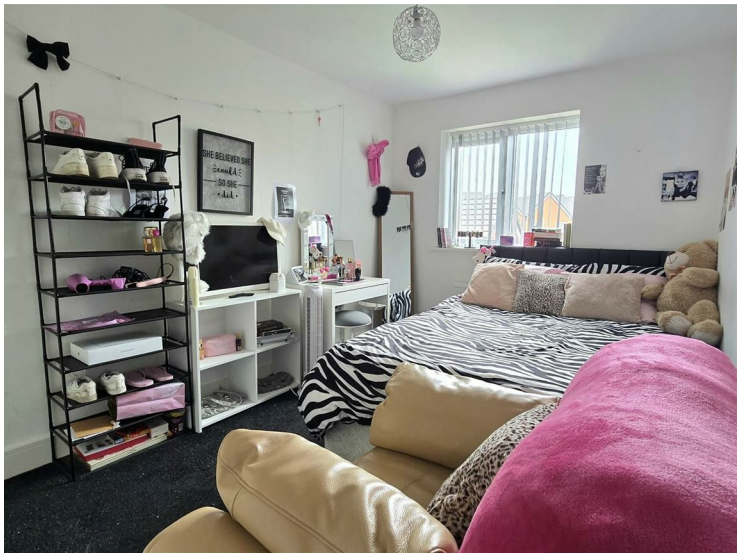


Having ceramic tiled flooring, side aspect obscure upvc double glazed window, low flush wc, pedestal wash hand basin with chrome monobloc tap, wall mounted Ideal gas boiler, radiator.

Stairs/Landing

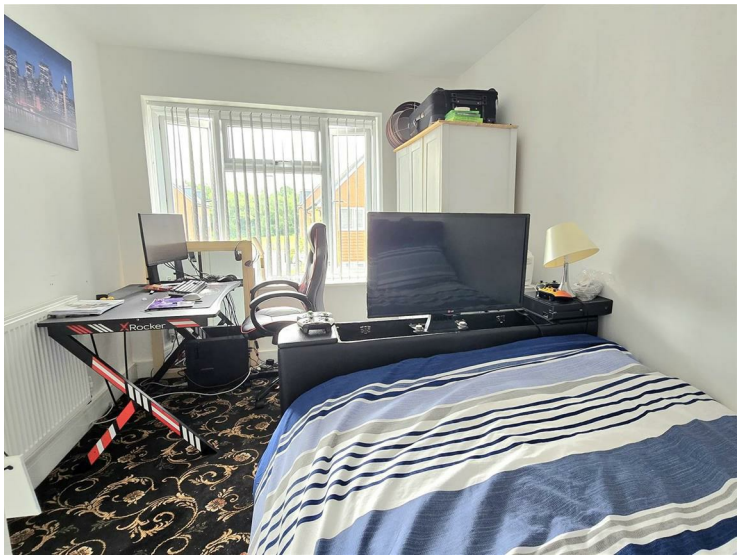
Carpeted, airing cupboard with hot water cylinder.

Bedroom Two
14'2" x 8'8" (4.32 x 2.65)



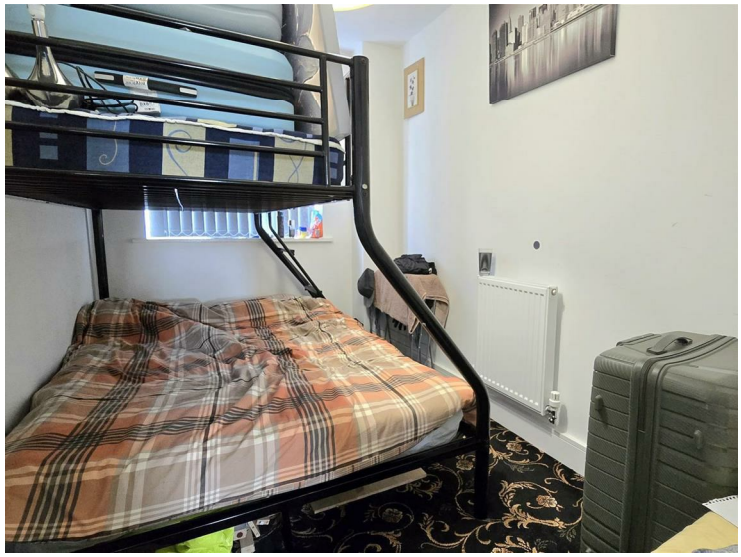
Carpeted, rear aspect upvc double glazed window, radiator.

Bedroom Three
12'11" x 8'8" (3.96 x 2.65)



Carpeted, front aspect upvc double glazed window, radiator.

Bedroom Four
10'5" x 6'7" (3.18 x 2.02)



Carpeted, rear aspect upvc double glazed window, radiator.

Bathroom
6'2" x 6'7" (1.9 x 2.02)

Having tiled flooring, front aspect obscure upvc double glazed window, tiled walls, bathtub with chrome mixer tap having shower attatchment, low flush wc, pedestal wash hand basin with chrome monobloc tap, heated towel rail.

Stairs/Landing Two
Carpeted, wooden spindle balustrade, radiator.

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Primary Bedroom
22'7" x 13'4" (6.9 x 4.07)

Carpeted, two front aspect upvc double glazed windows, rooflight, fitted wardrobes, dressing area, radiator.

En Suite Shower Room

Having tiled flooring, inset lights to ceiling, rooflight, tiled walls, pedestal wash hand basin with chrome monobloc tap, low flush wc, shower enclosure with plumbed shower.

OUTSIDE

Garage
A single detached garage with metal up and over door, light and power.

Frontage and Driveway
To the front you will find a Tarmacadam driveway with adequate parking for two cars parked in tandem and which leads to the detached single garage.

Rear Garden

Accessed via the driveway you will find an enclosed low maintenance garden which has been landscaped to provide a paved patio and artificial lawn.

Material Information
Verified Material Information

Council Tax band: D
Tenure: Freehold
Property type: House
Property construction: Standard undefined construction
Energy Performance rating: B
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed.
Heating features: Double glazing and Passive House design
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - OK, Vodafone - OK, Three - OK, EE - Good
Parking: Driveway, Garage, and On Street
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
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: No

For additional material information, please follow the link: https://moverly.com/sale/8LFuSiuNwG1QrgtccxG7Li/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: £1100 pcm

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

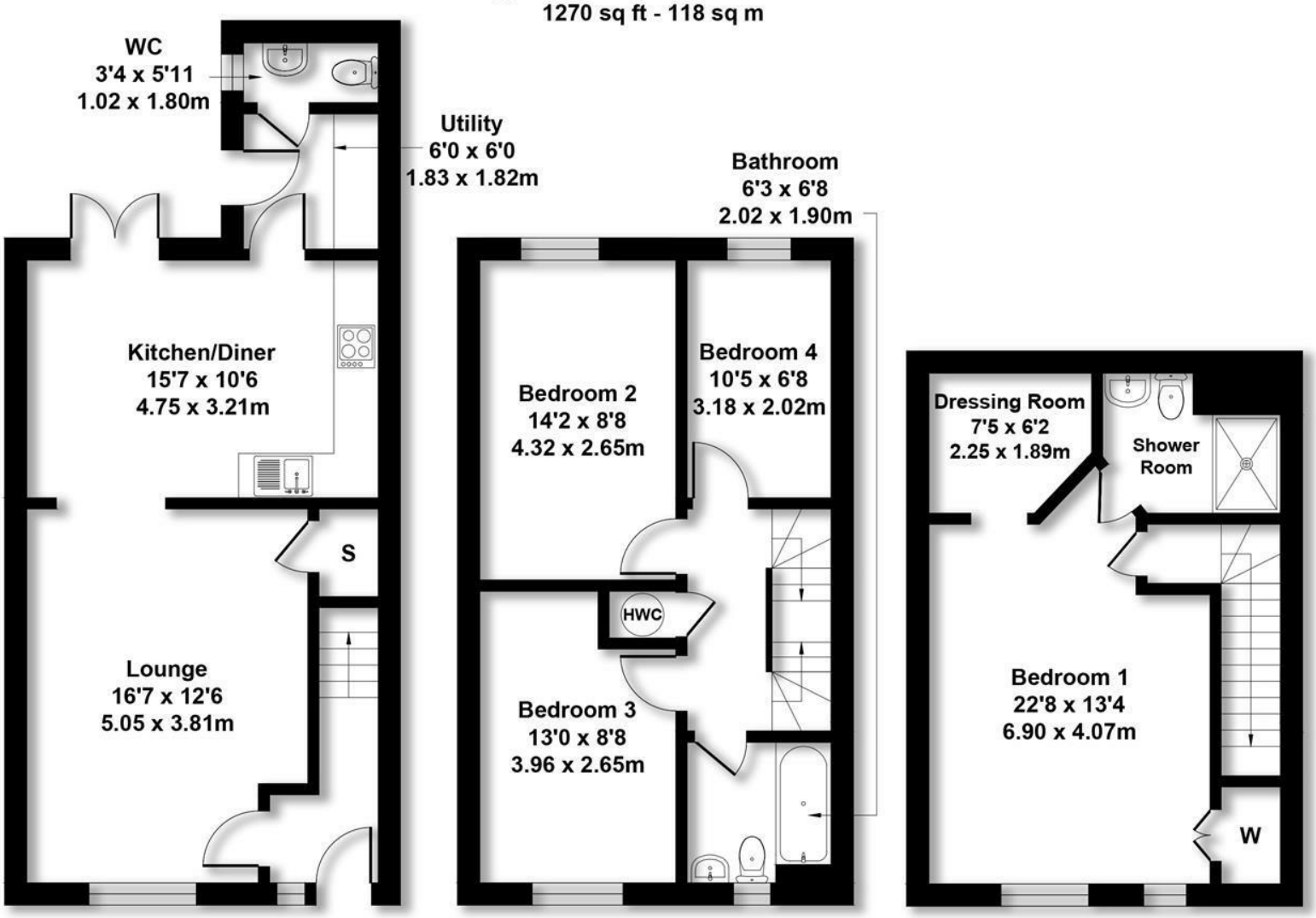
what3words ///massing.rosier.lecturing

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 charge of £25 per person to cover the cost of these checks.

9 Packington Road

Approximate Gross Internal Area
1270 sq ft - 118 sq m



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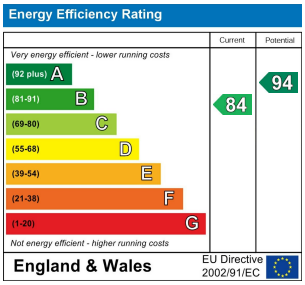

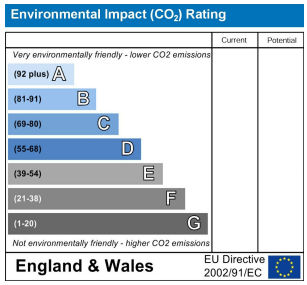

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