



**8 Willowfields, Hilton, Derby, DE65 5GU**

**£210,000**

CHAIN FREE - Set close to the centre of ever popular Hilton, this two bedroom semi detached home offers excellent potential for improvement. With driveway parking, garage, enclosed rear garden, downstairs shower room, and separate dining room, it is an appealing opportunity for first time buyers, downsizers, or investors.



Sales: 01283 777100  
Lettings: 01332 511000

[www.scofieldstone.co.uk](http://www.scofieldstone.co.uk)

## 8 Willowfields, Hilton, Derby, DE65 5GU

### Summary Description

Located close to the heart of Hilton, Derbyshire, in one of the village's most sought after positions, this two bedroom semi detached home offers an excellent opportunity for buyers looking to create a home to their own taste. Requiring modernisation throughout, the property provides well balanced accommodation and plenty of scope for improvement, making it ideal for first time buyers, downsizers, or buy to let investors seeking a project in a strong residential location.

The accommodation includes an entrance hall with useful under stairs storage, a front facing lounge with bow window, and a separate dining room overlooking the rear garden. A notable feature is the ground floor shower room with WC, adding extra practicality and flexibility. The kitchen is fitted with a range of cottage style units, integrated double oven, gas hob, integrated fridge, and space for further appliances, with direct access to the garden. Upstairs, there are two bedrooms, including a main bedroom with two front facing windows, together with a bathroom fitted with a bath and shower over. Outside, the property benefits from driveway parking for two vehicles, an attached single garage with power and electric roller shutter door, and an enclosed rear garden with patio, lawn, established borders, and a wooden potting shed.

Hilton remains one of South Derbyshire's most popular villages thanks to its strong range of amenities, well regarded schooling, and excellent commuter links. The village offers shops, supermarkets, pubs, cafes, and healthcare facilities, while nearby road connections provide straightforward access to Derby, Burton upon Trent, and the A50 for travel across the region. This is a well positioned home with clear potential in a location that continues to attract strong buyer demand.

### Entrance Hall

Carpeted, side aspect obscure upvc double glazed main entrance door with side window, under stairs storage, radiator.

### Lounge

15'10" x 10'11" (4.83 x 3.33)



Carpeted, front aspect upvc double glazed bow window, stone fireplace with tiled hearth and electric fire, radiator, tv point.

### Dining Room

8'0" x 14'11" (2.46 x 4.55)



Carpeted, three upvc double glazed windows giving views onto the rear garden, radiator, telephone point.

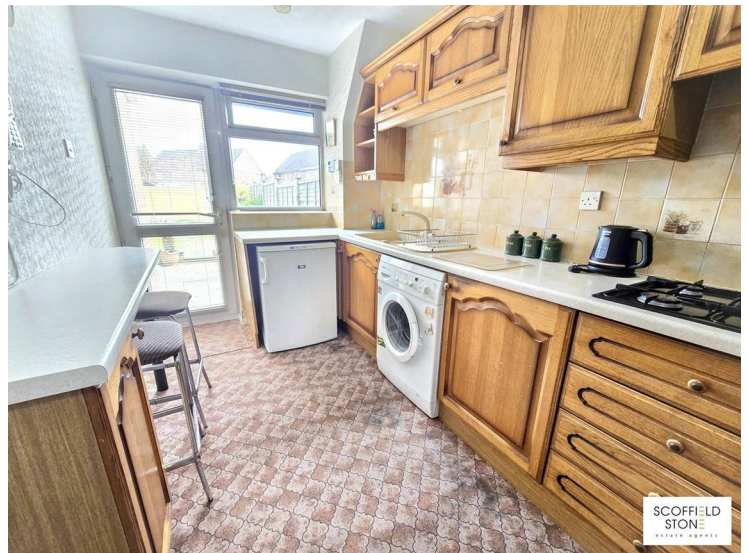
### Shower Room

5'0" x 6'11" (1.53 x 2.11)

Having ceramic tile effect cushion flooring, front aspect obscure upvc double glazed window, fully tiled walls, low flush wc, pedestal wash hand basin with chrome hot and cold taps, single shower enclosure with electric shower, chrome heated towel rail.

### Kitchen

6'11" x 13'7" (2.12 x 4.16)



Carpeted, rear aspect upvc double glazed door to garden and rear aspect window, cottage style wooden fitted wall and floor units with stone effect roll edge worktops and tiled splashbacks, inset composite sink with drainer, vegetable preparation and mixer tap, integrated double electric oven, gas hob with extractor hood over, integrated fridge, under counter space and plumbing for appliances.

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### Stairs/Landing

Carpeted, access to roof space.

### Principal Bedroom

15'8" x 9'6" (4.79 x 2.92)



Carpeted, two front aspect upvc double glazed windows, radiator.

### Bedroom Two

8'6" x 9'6" (2.6 x 2.92)



Carpeted, rear aspect upvc double glazed window, fitted wardrobe, wall mounted gas boiler, over stairs storage, radiator.

### Bathroom

6'6" x 6'7" (2 x 2.03)



Carpeted, rear aspect obscure upvc double glazed window, bathtub with chrome hot and cold taps and electric shower over, toilet, pedestal wash hand basin with chrome hot and cold taps, fully tiled walls, fitted cupboard, radiator.

### OUTSIDE

#### Garage

8'8" x 16'7" (2.66 x 5.08)

A single, attached garage with electric roller shutter door, upvc double glazed rear personnel door and window, power.

#### Frontage and Driveway

Car parking is provided by a block paved driveway to the front and has adequate parking for two vehicles and which leads to the garage. For decoration you will find a gravelled garden with herbaceous planting.

#### Rear Garden



An enclosed garden which has been attractively landscaped to

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provide a mixture of paved patio, lawn and established herbaceous borders. Wooden potting shed.

### Material Information

#### Verified Material Information

Council Tax band: B  
Tenure: Freehold  
Property type: House  
Property construction: Standard brick and block construction  
Energy Performance rating: Survey Instructed  
Number and types of room: 2 bedrooms, 2 bathrooms, 2 receptions  
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. The system was installed at an unknown date.  
Heating features: Double glazing  
Broadband: Fibre to street. Conventional landline to property.  
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Great  
Parking: Garage and 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  
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  
Loft access: Yes - insulated and unboarded, accessed by: Loft hatch upstairs landing

Follow the link for the full report:

<https://moverly.com/sale/EcQU4vmNv5XGg2Ta9oqLLp/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: £895pcm

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

///lollipop.ivory.cake

### ID Checks for buyers

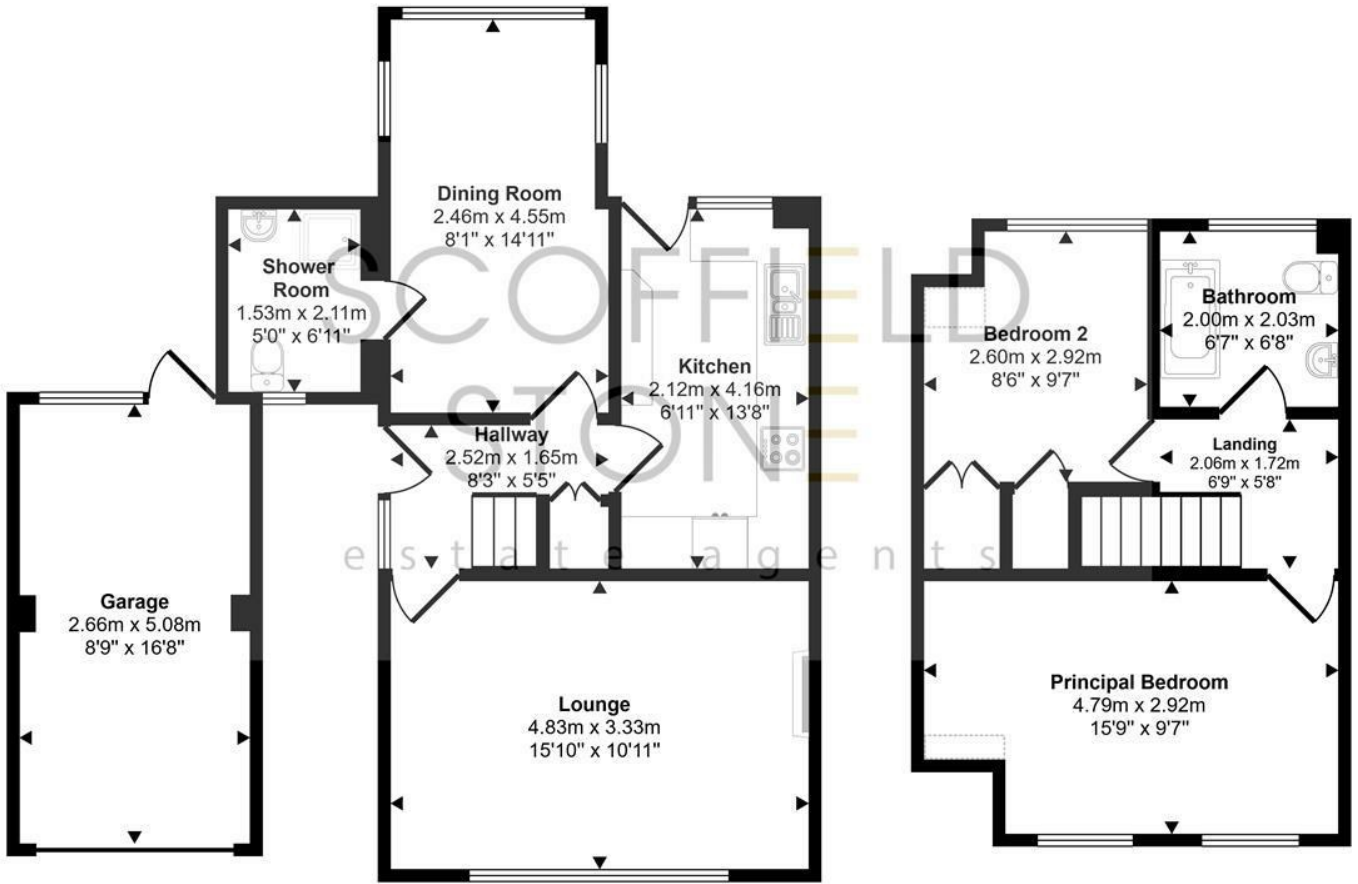
To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small non-refundable charge of £25 per person to cover the cost of these checks.



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Approx Gross Internal Area  
91 sq m / 982 sq ft

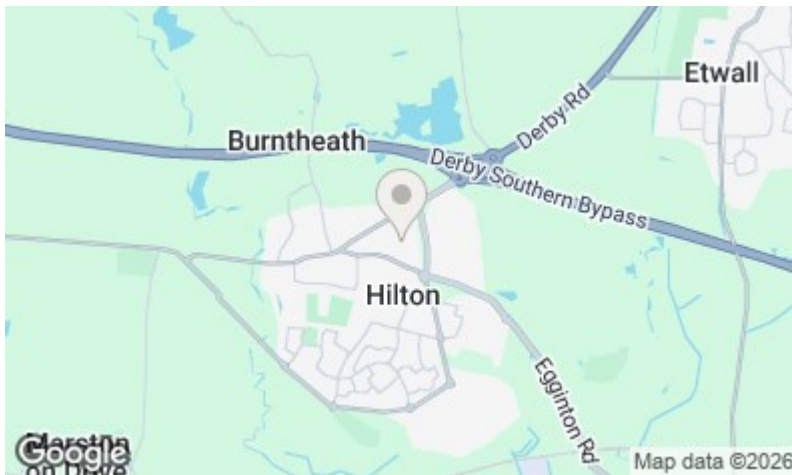


Ground Floor  
Approx 59 sq m / 637 sq ft

First Floor  
Approx 32 sq m / 345 sq ft

Denotes head height below 1.5m

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			
<b>England &amp; Wales</b>		68	76
	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			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		



**Hilton Office**  
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