



**48 Packington Road, Hilton, Derby, DE65 5PZ**

**£250,000**

CHAIN FREE - A stylish and well-located three-bedroom semi in Hilton with open plan living, modern kitchen, en suite to main bedroom, downstairs WC, off-road parking, and a beautifully landscaped garden. Ideal for families and professionals seeking convenience, comfort and excellent local transport connections.

### Summary Description

Situated on a popular and modern development to the south of Hilton village, this stylishly presented three-bedroom semi-detached home offers a blend of contemporary living and practical design, perfect for a wide range of buyers. With driveway parking and a beautifully landscaped garden, the home is ready to move straight into.

The accommodation includes a welcoming entrance hall, a downstairs cloakroom, and a spacious open plan lounge/diner with French doors opening onto the rear garden. The modern kitchen features gloss white fitted units with under-counter lighting and a full range of integrated appliances including dishwasher, fridge/freezer, oven, hob, and washer/dryer. Upstairs you'll find two double bedrooms and a single, with the main bedroom benefitting from a stylish en suite shower room. A well-appointed family bathroom completes the internal layout.

Located within a sought-after development in Hilton, the home enjoys excellent access to local amenities including supermarkets, primary schools, cafés, and parks. Hilton is well-connected via the A50 and A38, with nearby rail links in Willington offering routes to Derby, Birmingham, and beyond. Public transport is available through frequent local bus services.

### Entrance Hall

Having wood effect cushion flooring, carpet matwell, composite main entrance door with obscure glazed panel above, radiator.

### Guest Cloakroom

3'4" x 6'3" (1.03 x 1.91)

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

### Lounge/Diner

14'5" x 15'10" (4.4 x 4.83)



Having wood effect cushion flooring, rear aspect upvc double glazed French doors to garden with side windows, tv point, two radiators, under stairs storage with internet access.

### Kitchen

6'10" x 13'1" (2.09 x 4.01)



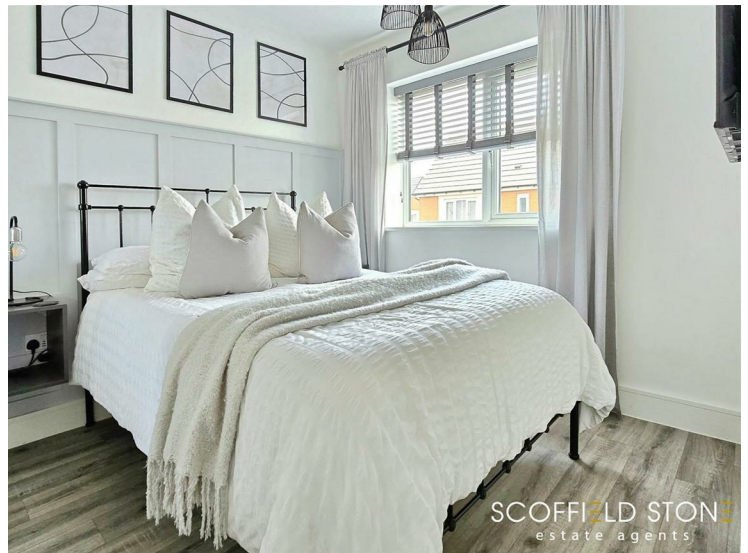
Having wood effect cushion flooring, front aspect upvc double glazed window, fitted wall and floor units to gloss white with under counter lighting, inset composite sink having chrome mixer tap, inset gas hob with chimney style extractor hood over, integrated dishwasher, integrated washer/dryer, integrated electric oven, integrated fridge/freezer, radiator.

### Stairs/Landing

Carpeted, access to roof space.

### Bedroom One

8'6" x 10'9" (2.60 x 3.28)



Having wood effect cushion flooring, front aspect upvc double glazed window, fitted wardrobe, over stairs storage, telephone point, radiator.

### En Suite Shower Room

5'7" x 6'3" (1.71 x 1.91)

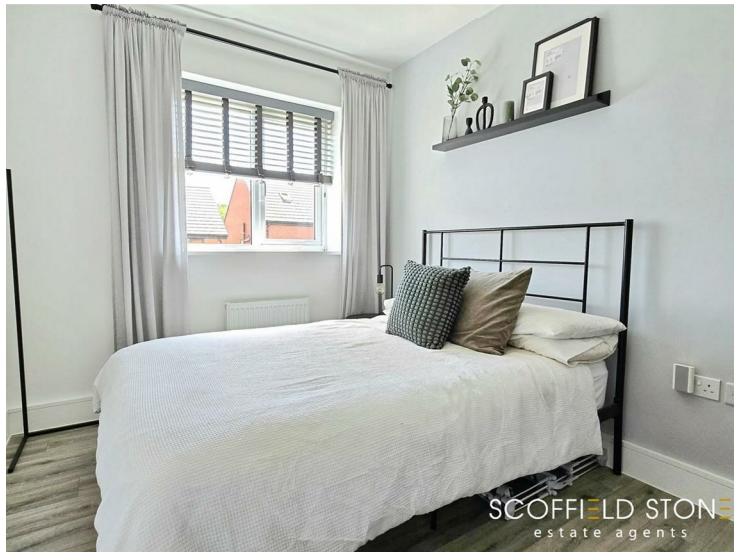
Having ceramic tile effect cushion flooring, front aspect obscure upvc double glazed window, tiled splashbacks, shower enclosure

## 48 Packington Road, Hilton, Derby, DE65 5PZ

with electric shower, pedestal wash hand basin with chrome monobloc tap, low flush wc, heated towel rail.

### Bedroom Two

8'2" x 12'0" (2.51 x 3.67)



Having wood effect cushion flooring, rear aspect upvc double glazed window, radiator.

### Bedroom Three

5'10" x 11'3" (1.80 x 3.43)



Having wood effect cushion flooring, rear aspect upvc double glazed window, storage cupboard, radiator.

### Bathroom

7'2" x 5'6" (2.20 x 1.70)



Having ceramic tile effect cushion flooring, side aspect obscure upvc double glazed window, tiled splashbacks, pedestal wash hand basin with chrome monobloc tap, low flush wc, bathtub with chrome mixer tap having shower attachment, heated towel rail

### OUTSIDE

#### Frontage and Driveway

A short herbaceous border greets the property, with car parking for at least two cars parked in tandem provided by the tarmac driveway to the side.

#### Rear Garden

To the rear you will find a generous, enclosed and beautifully landscaped garden which provides a good mixture of paved patio, lawn, herbaceous planting and decorative borders. Cold water tap.

### 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: £1050pcm

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

**48 Packington Road, Hilton, Derby, DE65 5PZ**

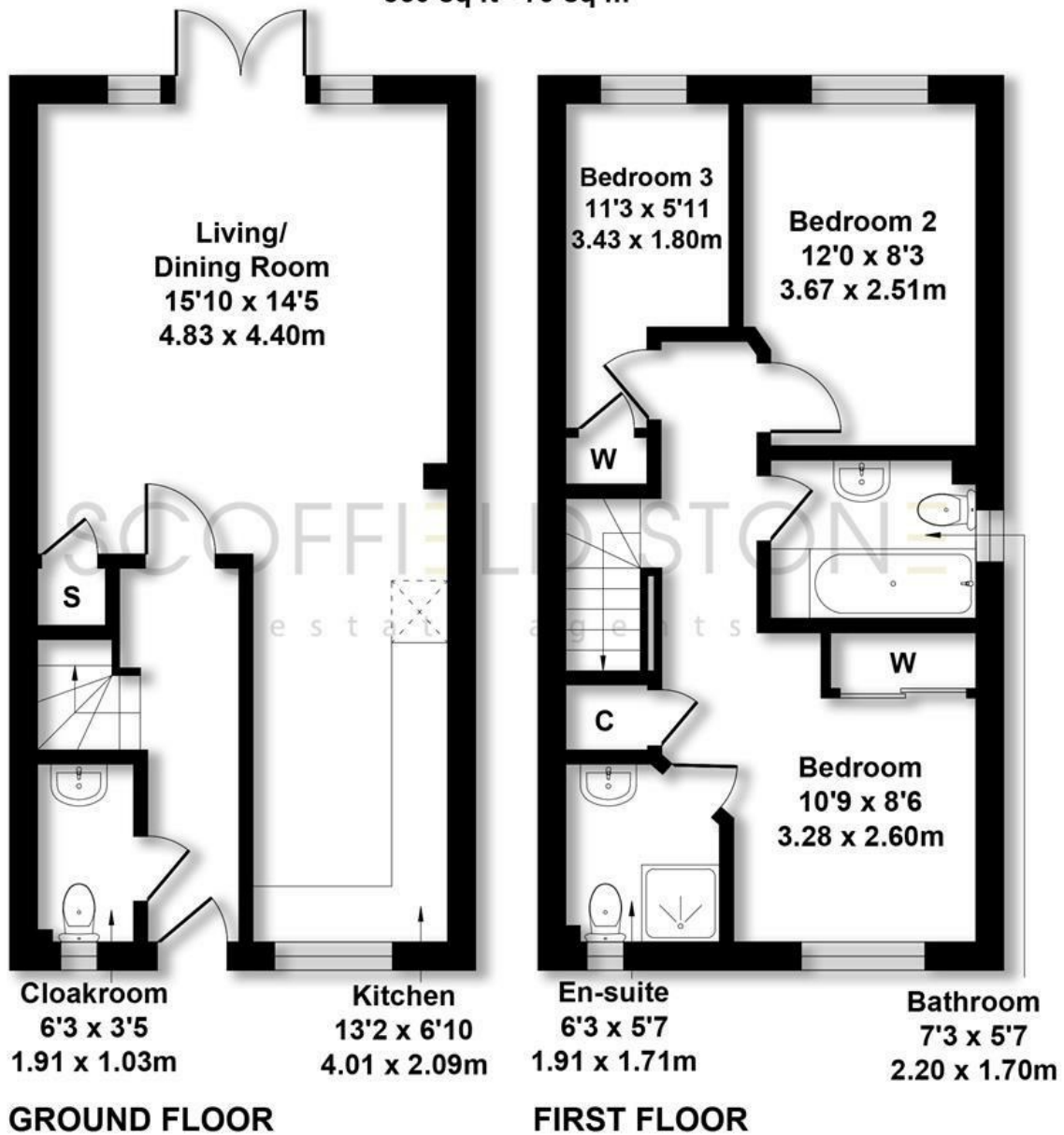
what3words ///menu.hurricane.obstruction



Sales: 01283 777100  
Lettings: 01332 511000  
**[www.scoffieldstone.co.uk](http://www.scoffieldstone.co.uk)**

# 48 Packington Road

Approximate Gross Internal Area  
850 sq ft - 79 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



Energy Efficiency Rating	
Current	Potential
84	96
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
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@scofieldstone.co.uk](mailto:info@scofieldstone.co.uk)  
w: [www.scofieldstone.co.uk](http://www.scofieldstone.co.uk)

Co Reg No. 8975758 VAT No. GB186513980