



29 Kyle Road, Hilton, Derby, DE65 5JY

£225,000

This well-presented semi-detached house, ideal for first-time buyers, investors, and families, features three bedrooms, a highlight kitchen with garden access, and a spacious rear garden, all located in an area with excellent transport links and local amenities.

Summary Description

This delightful semi-detached house, offered for sale, is in good condition and ready to welcome its new owners. Located in an area with excellent public transport links, nearby schools, local amenities, green spaces, and recreational walking and cycling routes, this property is ideal for first-time buyers, investors, and families alike.

The house features a single reception room, perfect for a cosy lounge where you can relax and unwind. The kitchen is a real highlight of the property, boasting a dining space with a garden view and direct access to the garden, making it a perfect setting for family meals and entertaining guests.

The property benefits from three bedrooms. The first bedroom is a spacious double room with an en-suite and built-in wardrobes, providing ample storage space. The second bedroom is also a double room and comes with built-in wardrobes. The third bedroom is a single room with a walk-in closet, providing excellent storage or could be used as a home office or nursery.

The exterior features are equally noteworthy. The property offers driveway parking for two cars parked in tandem, a front lawn, and a generous, well-presented rear garden with a mix of lawn and patio, perfect for enjoying the outdoors.

This is a very well-presented home that is ready to live in, just open the packing box and find the kettle. Don't miss this opportunity to own a wonderful property in a great location.

Entrance Hall

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

Lounge

15'10" x 11'10" (4.85 x 3.61)



Carpeted and neutrally decorated with front aspect upvc double glazed window, tv and telephone points, radiator.

Kitchen/Diner

8'10" x 15'2" (2.71 x 4.63)



Having wood effect LVT flooring and stylish decor with rear aspect upvc double glazed window, rear aspect upvc double glazed French doors to garden, a range of fitted wall and floor units to gloss cream with wood effect worktops, inset composite sink with drainer, vegetable preparation and chrome mixer tap, integrated Bosch electric oven with induction hob over and contemporary extractor hood, integrated dishwasher, under counter space and plumbing for appliances, under stairs storage cupboard.

Guest Cloakroom

4'10" x 2'11" (1.49 x 0.91)



Having ceramic tile effect cushion flooring and neutral decor with front aspect obscure upvc double glazed window, low flush wc, corner pedestal wash hand basin with chrome hot and cold taps, and tiled splashback, radiator.

Stairs/Landing

Carpeted and neutrally decorated with wooden spindle staircase, airing cupboard with hot water cylinder, access to roof space.

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Bedroom One

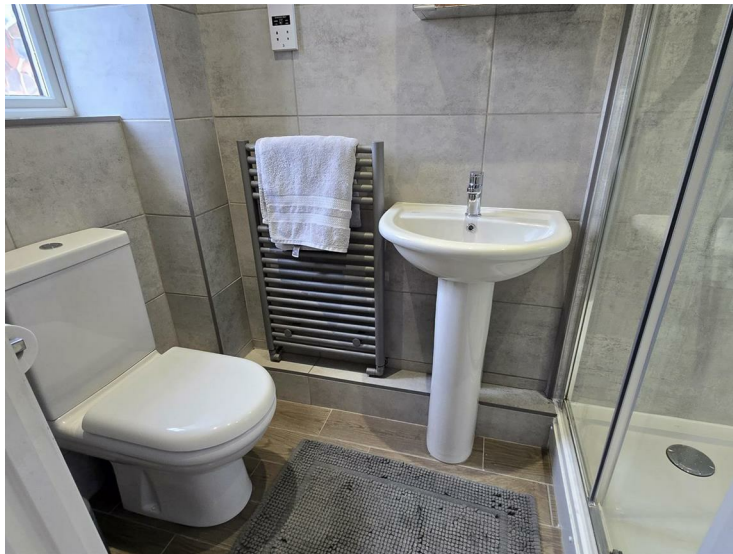
8'2" x 9'6" (to wardrobes) (2.49 x 2.9 (to wardrobes))



Having wood effect laminate flooring and stylish decor with front aspect upvc double glazed window, fitted wardrobes and bedside table, over stairs storage cupboard, tv point, radiator.

En Suite Shower Room

7'2" x 3'4" (2.19 x 1.04)



Having wood effect ceramic tiled flooring and fully tiled walls with front aspect obscure upvc double glazed window, low flush wc, pedestal wash hand basin with chrome monobloc tap, double shower enclosure with plumbed shower, inset lights to ceiling, shaving point, heated towel rail.

Bedroom Two

7'10" (to wardrobe) x 8'7" (2.41 (to wardrobe) x 2.63)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, fitted wardrobe, radiator.

Bedroom Three

9'8" x 6'3" (2.95 x 1.91)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, walk in storage cupboard, radiator.

Bathroom

6'5" x 5'6" (1.96 x 1.7)



Having ceramic tiled flooring and neutral decor with side aspect obscure upvc double glazed window, tiled splashbacks, pedestal wash hand basin with chrome mixer tap, low flush wc, bathtub with chrome mixer tap having shower attachment, shaving point, radiator.

OUTSIDE

Frontage and Driveway



To the front you will find a lawn. There is adequate parking for two cars parked in tandem on the driveway.

Rear Garden



Accessed via a gate from the driveway, or the kitchen/diner you will find an enclosed garden of generous proportion which has been landscaped to provide a mixture of paved patio, lawn, cold water tap and shed.

Material Information

Verified Material Information

Council tax band: C

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 - Good, Vodafone - OK, Three - Good, EE - Good

Parking: 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: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: C

For additional material information, please follow the link:
<https://moverly.com/sale/Sga9ACTdSHvhxENV1MomyY/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: £950 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 ///flask.innocence.goat

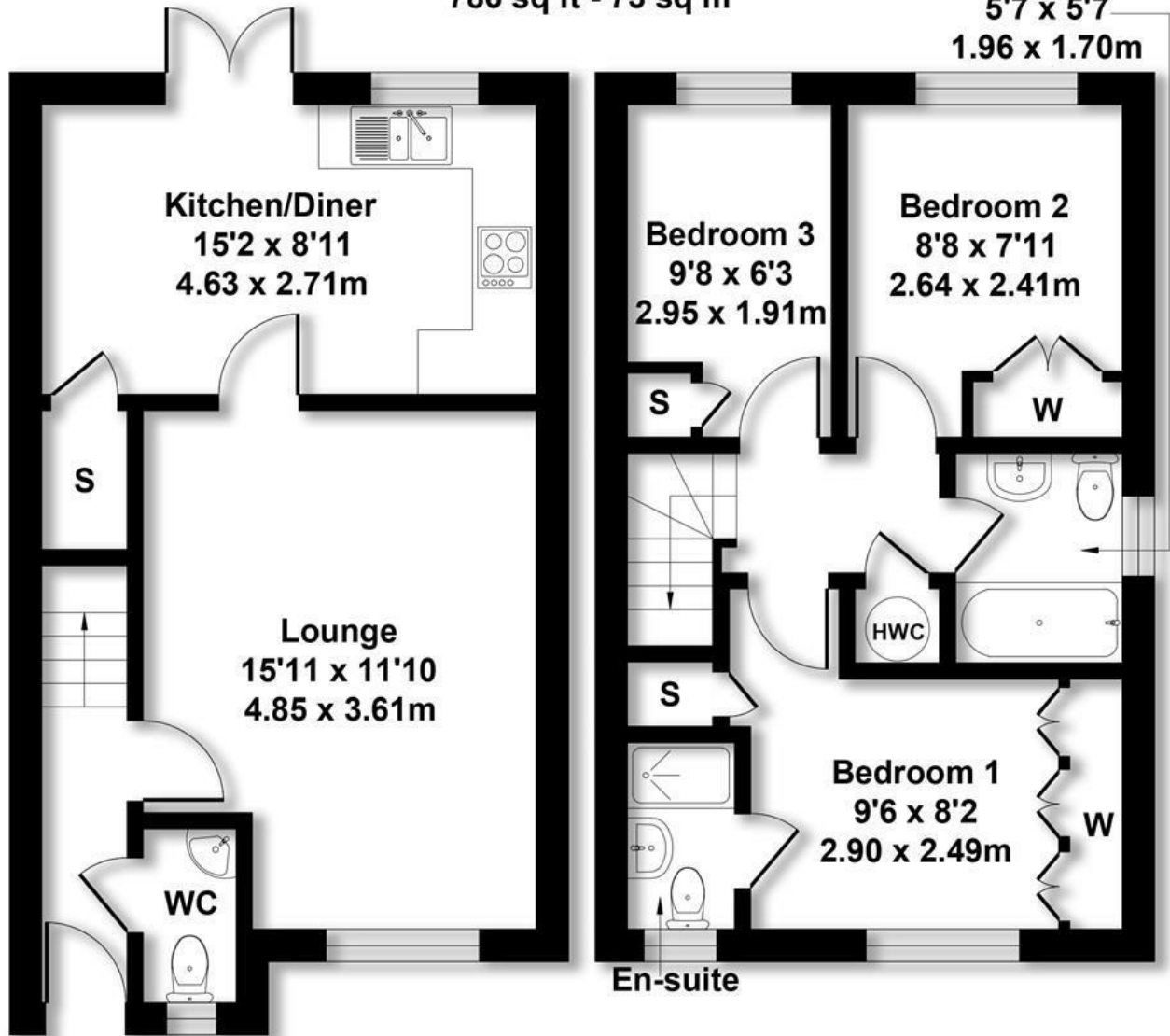


Sales: 01283 777100
Lettings: 01332 511000
www.scoffieldstone.co.uk

29 Kyle Road

Approximate Gross Internal Area
786 sq ft - 73 sq m

Bathroom
5'7 x 5'7
1.96 x 1.70m



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 (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	88 70
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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