

87 Avon Way, Hilton, Derby, DE65 5AE

£220,000

An ideal first-time buyer or family home in Hilton, this three-bedroom semi-detached property offers driveway parking, garage, spacious kitchen/diner, lounge, guest cloakroom and enclosed garden. Located in a sought-after village with excellent schools, local amenities and strong commuter links, it blends comfort and convenience.

Summary Description

Located in a popular development on the southern edge of Hilton, Derbyshire, this modern three-bedroom semi-detached home is an excellent opportunity for first-time buyers or young families. Well-presented throughout, the property offers driveway parking, a single garage, and an enclosed rear garden, making it a practical choice in a sought-after village setting.

The ground floor comprises a welcoming entrance hall with guest cloakroom, a comfortable lounge featuring a contemporary fireplace, and a spacious kitchen/diner fitted with a range of units and appliances, with direct access to the rear garden. Upstairs, there are three well-proportioned double bedrooms, alongside a family bathroom with shower over bath. Bedroom one benefits from dual aspect windows, while bedroom two includes fitted wardrobes. Outside, the property boasts a tarmac driveway, garage with power and lighting, and a good-sized enclosed rear garden with patio and lawn.

Hilton is a thriving village offering a range of local amenities including shops, pubs, restaurants, and healthcare services. Families are well catered for with highly regarded primary schools within walking distance and secondary schooling available nearby. The village enjoys excellent commuter links, with easy access to the A50, A38 and M1, making Derby, Burton-on-Trent and other surrounding towns easily accessible. Public transport options are also available, alongside nearby rail connections. Hilton further benefits from local parks, green spaces and access to open countryside, providing a balance of village life with convenience for modern living.

Entrance Hall

Having wood effect laminate flooring, front aspect part obscure glazed galvanised main entrance door, radiator.

Guest Cloakroom



Having wood effect laminate flooring, side aspect obscure upvc double glazed window, pedestal wash hand basin with chrome hot and cold taps, tiled splashback, radiator.

Lounge

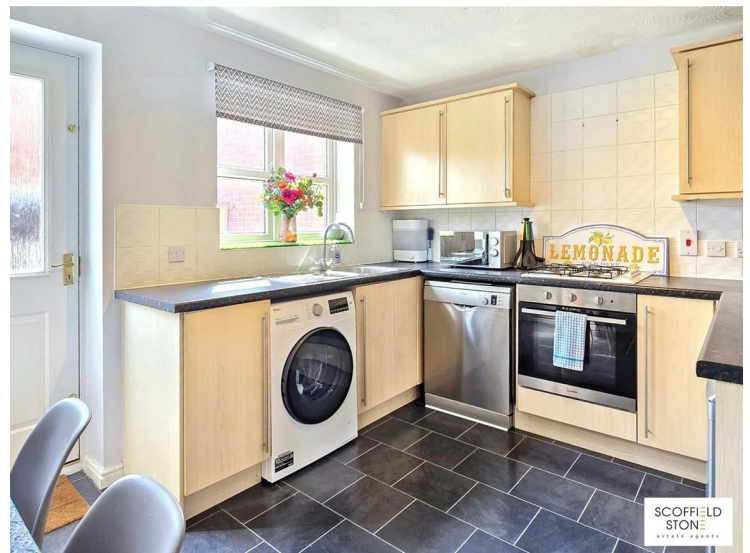
12'7" x 13'7" (3.86m x 4.16m)



Carpeted, front aspect upvc double glazed window, contemporary fireplace with electric fire, tv and telephone points, two radiators.

Kitchen/Diner

12'5" x 8'11" (3.79m x 2.74m)



Having ceramic tile effect flooring and rear aspect upvc double glazed window, rear aspect part obscure glazed galvanised door to garden, fitted wall and floor units to wood effect with stone effect roll edge worktop, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap, integrated electric oven with gas hob over, under counter space and plumbing for appliances, radiator.

Stairs/Landing

Carpeted, wooden spindle staircase, radiator, access to roof space.

Bedroom One

8'0" x 17'9" (2.46m x 5.42m)



Carpeted, front and rear aspect upvc double glazed windows, two radiators.

Bedroom Two

12'5" x 7'11" (3.81m x 2.43m)



Carpeted, front aspect upvc double glazed window, fitted wardrobes with hot water tank, radiator.

Bedroom Three

9'5" x 8'2" (2.89 x 2.51m)



Carpeted, rear aspect upvc double glazed window, radiator.

Bathroom

6'0" x 6'3" (1.85m x 1.92m)



Having ceramic tile effect vinyl flooring, side aspect obscure upvc double glazed window, pedestal wash hand basin with chrome monobloc tap, low flush wc, bathtub with chrome hot and cold taps and plumbed shower over, tiled splashbacks, radiator.

OUTSIDE

Garage

7'8" x 16'6" (2.35m x 5.05m)

An attached single garage with metal up and over door, light and power, rear aspect part glazed wooden personnel door to garden.

Frontage and Driveway



A tarmac driveway with parking for one car and small grassed lawn.

Rear Garden



To the rear you will find an enclosed garden of good proportion with patio and grassed lawn.

Material Information

Please ask for the Material Information held for this property.

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?

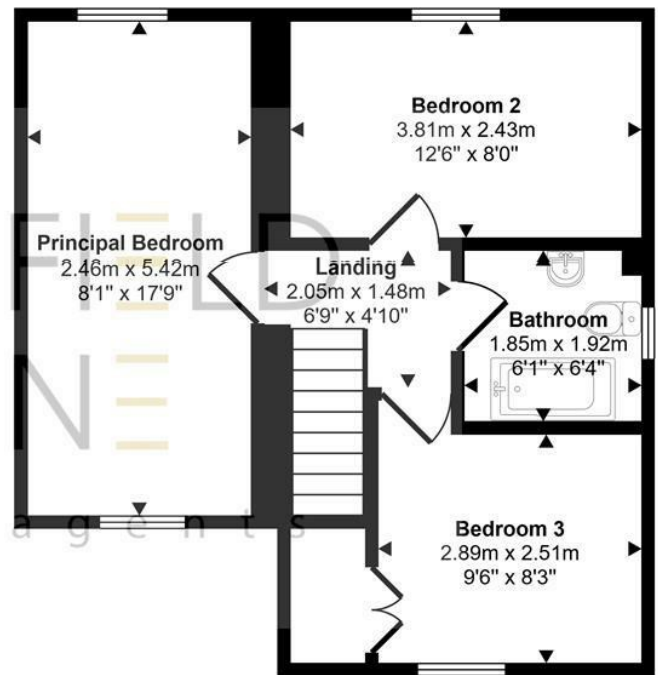
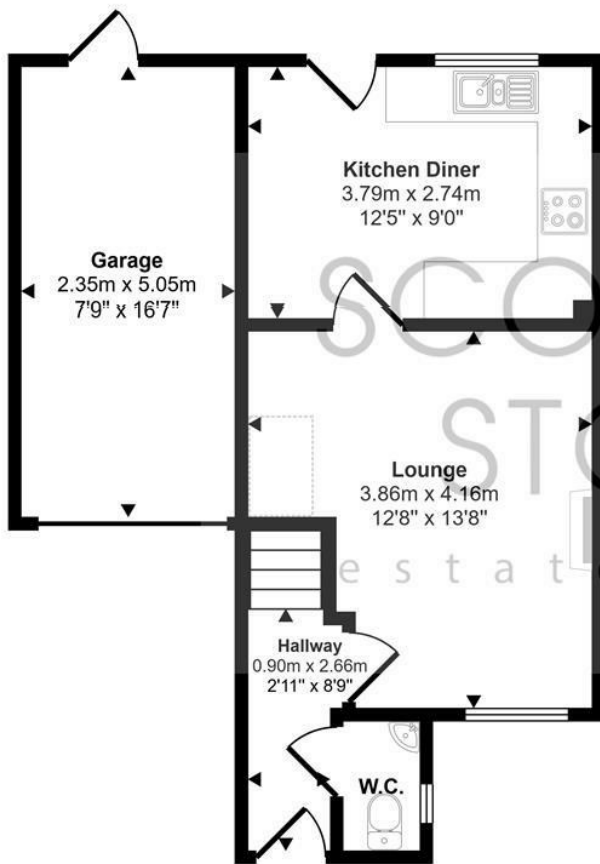
Guide achievable rent price: £1200 pcm

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. 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

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Approx Gross Internal Area
85 sq m / 920 sq ft



First Floor
Approx 43 sq m / 464 sq ft

Ground Floor
Approx 42 sq m / 456 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		88
(81-91)	B		
(69-80)	C	74	
(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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