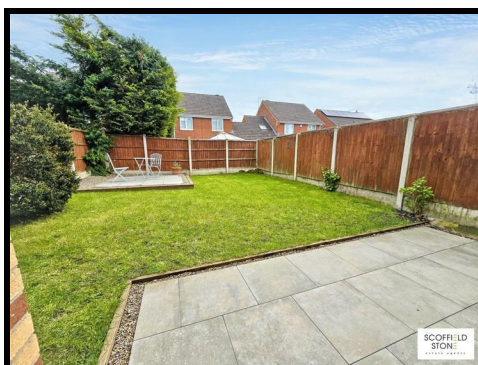




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### 38 Bren Way, Hilton, Derby, Derbyshire, DE65 5HP

**Offers Over £230,000**

Chain free and very well presented, this three bedroom semi detached home in Hilton offers 81 square metres (871 square feet), an open plan kitchen diner, stylish bathroom, landscaped rear garden, driveway parking and garage. A smart move in ready home in a popular village location.

### Summary Description

Located on a popular modern development in Hilton, Derbyshire, this chain free, freehold three bedroom semi detached home offers well presented accommodation extending to 81 square metres (871 square feet). The property will appeal to a wide range of buyers, including first time buyers, young families and downsizers seeking a home that is ready to move into. With front and rear gardens, driveway parking and an attached garage, this is a practical and attractive home in a well connected village location.

Inside, the property has a welcoming entrance hall, a comfortable front lounge and a stylish open plan kitchen diner to the rear, creating a layout that works well for both daily living and entertaining. The kitchen is a particular highlight, fitted in a shaker style with marble effect worktops, Belfast sink, integrated appliances and French doors opening directly onto the garden. There is also a useful guest cloakroom WC on the ground floor. Upstairs, there are three bedrooms, including a main bedroom with fitted wardrobes, together with a smart bathroom featuring a vanity unit, bath and shower over. Additional practical benefits include boarded attic space with pull down ladder, garage with power and light, and a landscaped rear garden with lawn and two porcelain patio seating areas.

Hilton remains one of South Derbyshire's most popular villages, offering a strong range of everyday amenities including shops, supermarkets, cafes, pubs and healthcare services. The area is also well regarded for access to local schooling for a range of ages. For commuters, the village offers convenient access to the A50, linking Derby, Burton upon Trent, Stoke and the wider motorway network, while nearby rail connections and local bus services help support travel across the region. This is a well positioned home in a consistently popular residential setting.

### Entrance hall

Having ceramic tiled flooring, front aspect part obscure upvc double glazed main entrance door, radiator.

### Lounge

14'9 x 13'4 (4.50m x 4.06m)



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

### Kitchen/Diner

14'4 x 9'5 (4.37m x 2.87m)



Having herringbone pattern ceramic tiled flooring, rear aspect upvc double glazed French doors to garden, rear aspect upvc double glazed window, fitted wall and floor units to shaker style with high quality marble effect worktops, inset Belfast sink with gold monobloc tap, inset gas hob with contemporary extractor hood over, integrated Neff 'slide & hide' electric oven, integrated AEG fridge/freezer, integrated slimline Bosch dishwasher, integrated AEG washing machine, radiator.

### Guest cloakroom

Having ceramic tiled flooring, front aspect obscure upvc double glazed window, low flush wc, wall mounted wash hand basin with monobloc tap, contemporary heated towel rail.

### Stairs/Landing

Carpeted, side aspect obscure upvc double glazed window, wooden spindle staircase, airing cupboard with hot water cylinder, access to roof space. The attic is part boarded with metal pull down ladder and light.

### Bedroom One

7'8 x 10'6 (2.34m x 3.20m)



Carpeted, front aspect upvc double glazed window, fitted wardrobes, radiator.

**Bedroom Two**

8'0 x 10'6 (2.44m x 3.20m)



Carpeted, rear aspect upvc double glazed window, radiator.

**Bedroom Three**

6'5 x 7'3 (1.96m x 2.21m)



Carpeted, front aspect upvc double glazed window, over stairs storage cupboard, radiator.

**Bathroom**

6'0 x 6'3 (1.83m x 1.91m)



Having ceramic tiled flooring, rear aspect obscure upvc double glazed window, tiled splashbacks, low flush wc, contemporary wash hand basin with chrome monobloc tap set to vanity unit, bathtub with chrome mixer tap having electric shower over, chrome heated towel rail.

**OUTSIDE**

**Garage**

8'1 x 18'1 (2.46m x 5.51m)

An attached single garage with metal roller shutter door, upvc double glazed rear personnel door, cold water tap, light and power, wall mounted Glowworm boiler.

**Frontage and Driveway**

Car parking is provided by the tarmacadam driveway to the left of the property, with lawn to front.

**Rear Garden**



An enclosed and private garden which has been attractively landscaped to provide two porcelain paved patio areas and lawn.

## Material Information

Verified Material Information

Council Tax band: C  
Tenure: Freehold  
Property type: House  
Property construction: Standard brick and block construction  
Energy Performance rating: D  
Number and types of room: 3 bedrooms, 2 bathrooms, 1 reception  
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: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Good  
Parking: Garage, Driveway, 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: 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 boarded, accessed by: Drop down hatch lid and retractable metal ladder stowed in loft.

Follow the link for the full report:

<https://moverly.com/properties/CcLq95Cb6M1aPfx358ZpAn/view#property>

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## 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: £1,000pcm

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

///jammy.voted.elders

## ID Checks for buyers

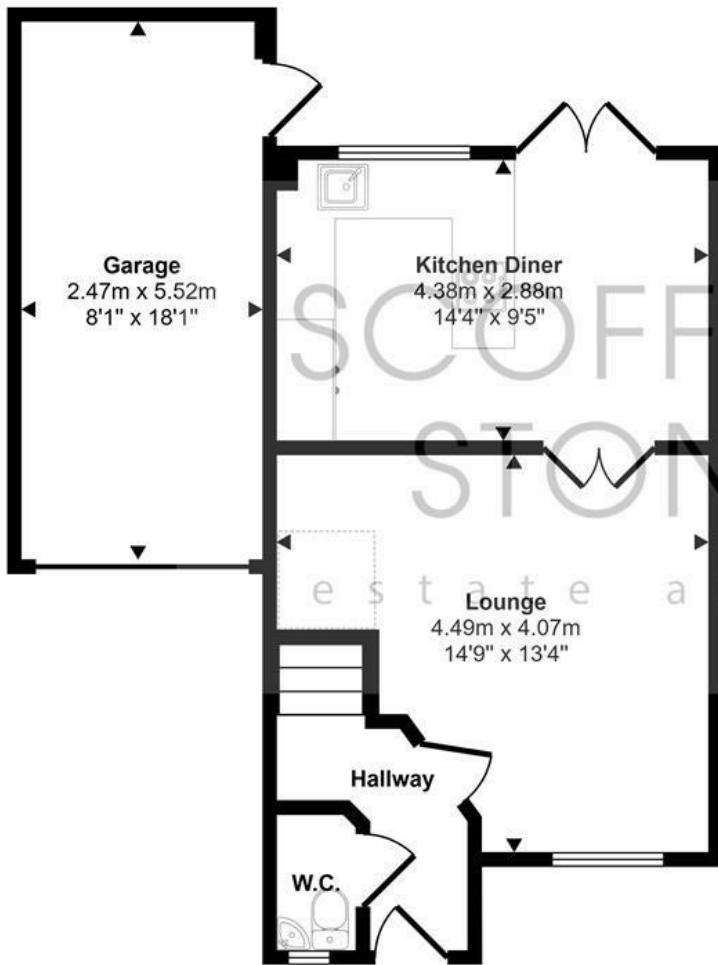
To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small non-refundable charge of £25 per person to cover the cost of these checks.



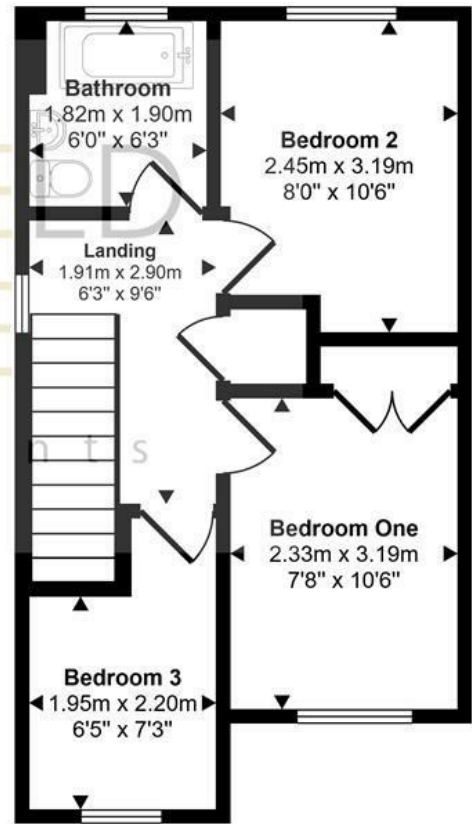
Sales: 01283 777100  
Lettings: 01332 511000

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

Approx Gross Internal Area  
81 sq m / 871 sq ft



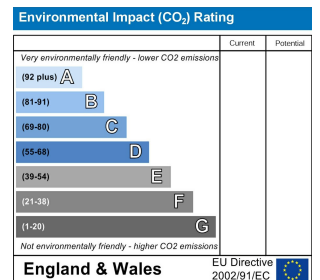
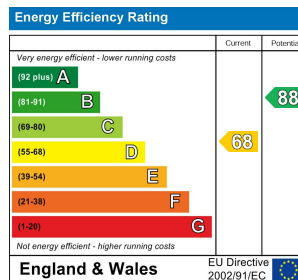
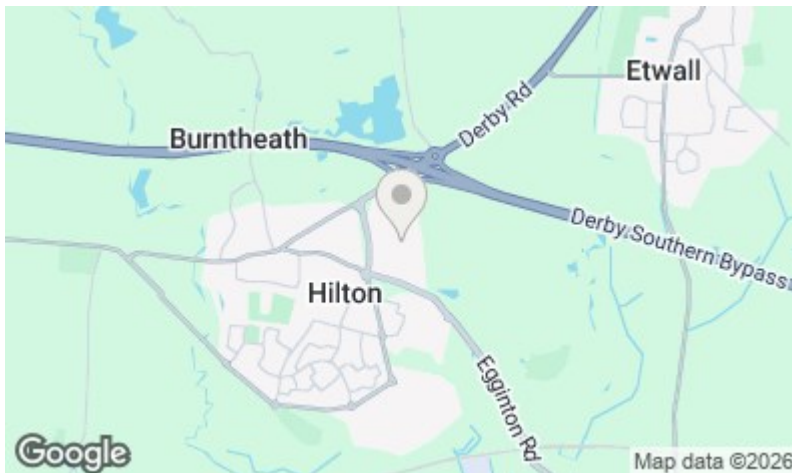
Ground Floor  
Approx 48 sq m / 513 sq ft



First Floor  
Approx 33 sq m / 358 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.



**Hilton Office**  
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