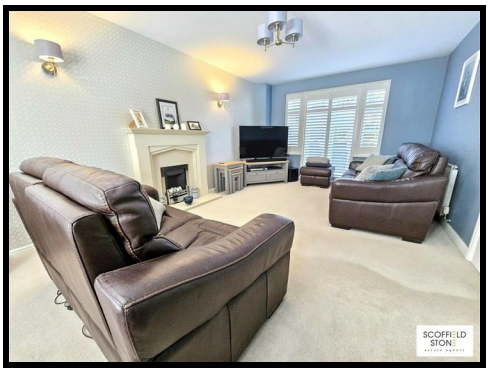
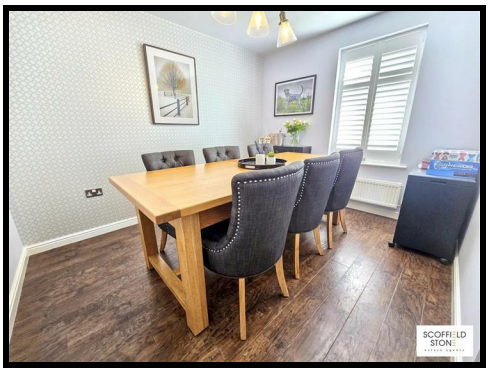
SCOFFIELD STONE
estate agents









93 Humber Street, Hilton, Derby, DE65 5NW

£475,000

An impressive five bedroom detached family home offering 164 square metres (1,767 square feet) of versatile accommodation across three floors. Highlights include four double bedrooms, two en suites, two reception rooms, a spacious breakfast kitchen, private garden, generous parking and a detached double garage with EV charging.

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

93 Humber Street, Hilton, Derby, DE65 5NW

Summary Description

Occupying a cul de sac position on Humber Street in the popular South Derbyshire village of Hilton, this substantial five bedroom detached home offers approximately 164 square metres (1,767 square feet) of versatile accommodation arranged across three floors. Designed with family living in mind, the property combines generous reception space, four double bedrooms, a flexible fifth bedroom or study, two en suite shower rooms and excellent parking with a detached double garage.

The ground floor provides a welcoming entrance hall, guest cloakroom and two separate reception rooms, including a spacious dual aspect lounge with living flame gas fire and French doors opening onto the rear garden. A separate dining room provides additional entertaining space, while the well appointed breakfast kitchen also enjoys direct garden access and is complemented by a practical utility room. On the first floor, the principal bedroom features fitted wardrobes, a separate dressing area and en suite shower room. Bedroom two also benefits from fitted wardrobes and its own en suite, while bedroom five offers flexibility as a bedroom, study or dedicated home office. Two further double bedrooms and the family bathroom occupy the second floor. Outside, the private enclosed garden is landscaped for straightforward maintenance, while the double driveway, additional gravel parking and detached double garage with EV charging point add further practicality.

Hilton is a well established South Derbyshire village with a good range of everyday amenities and community facilities. Hilton Spencer Academy provides primary education within the village, while John Port Spencer Academy is located nearby in Etwall. Regular Trentbarton Villager bus services connect Hilton with Derby, while the village is conveniently positioned for access to the A50 and wider road network towards Derby, Burton upon Trent and surrounding areas.

Entrance Hall

6'9 x 16'6 (2.06m x 5.03m)

A welcoming entrance hall with wood effect Karndean flooring and a practical carpet matwell. A part obscure glazed composite entrance door provides access from the front, while a useful walk in storage cupboard offers excellent everyday storage. Radiator.

Lounge

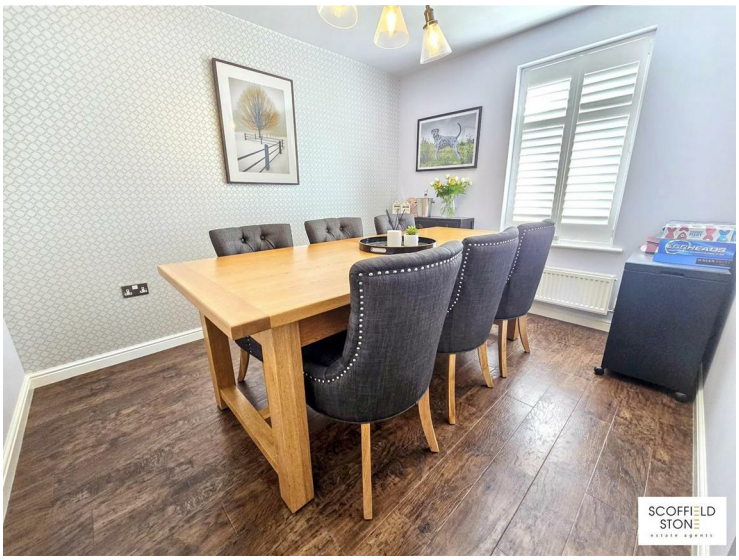
11'0 x 19'1 (3.35m x 5.82m)



A generously proportioned dual aspect living room, carpeted for comfort and featuring a front facing UPVC double glazed window and rear facing UPVC double glazed French doors opening onto the garden, both complemented by fitted shutters. A stone effect fireplace with inset living flame gas fire creates an attractive focal point, with wall lighting, TV point, internet access point and two radiators completing the room.

Dining Room

8'11 x 10'8 (2.72m x 3.25m)



A separate dining room finished with wood effect Karndean flooring. The front facing UPVC double glazed window benefits from fitted shutters, while a radiator provides heating.

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Breakfast Kitchen
16'10 x 6'8 (5.13m x 2.03m)




A spacious and well appointed breakfast kitchen with ceramic tile effect Karndean flooring and inset ceiling lighting. Two rear facing UPVC double glazed windows and UPVC double glazed French doors provide plenty of natural light and direct access to the garden, all fitted with shutters.

The kitchen is fitted with an extensive range of gloss white Shaker style wall and floor units, complemented by stone effect roll edge worktops and tiled splashbacks. Features include an inset stainless steel sink with drainer, preparation bowl and chrome mixer tap, integrated double electric oven, gas hob with chimney style extractor hood, integrated fridge freezer and under counter space with plumbing for an additional appliance. Further features include a wall mounted Worcester gas boiler, radiator, TV and telephone points and access to the roof space.

Utility
7'1 x 5'2 (2.16m x 1.57m)

A practical utility room with ceramic tile effect Karndean flooring and a side facing part glazed composite door providing access to the passageway. Fitted wall and floor units match those in the kitchen and are complemented by roll edge worktops and tiled splashbacks. An inset stainless steel sink with drainer and chrome taps is provided, along with under counter space and plumbing for appliances. Radiator.

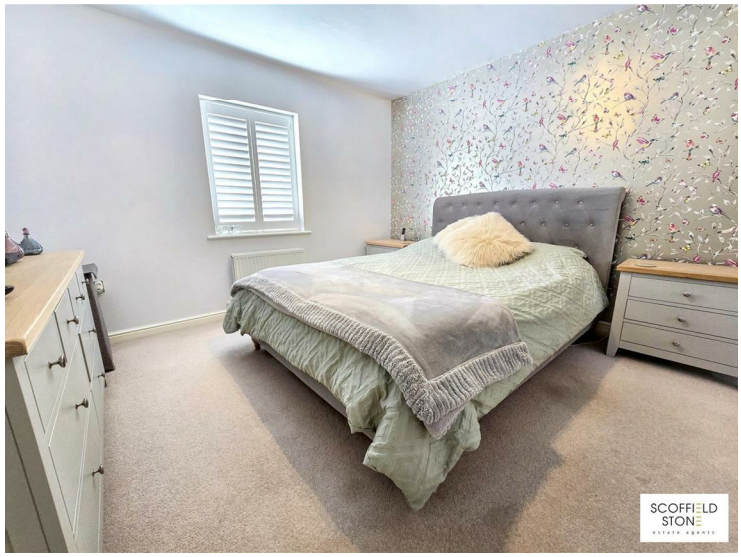
Guest Cloakroom

Finished with wood effect Karndean flooring and fitted with a low flush WC and vanity unit incorporating a wash hand basin with chrome monobloc tap and tiled splashback. Radiator.

Stairs and First Floor Landing
6'9 x 11'0 (2.06m x 3.35m)

A carpeted staircase with attractive wooden spindle balustrade rises to the first floor landing. Radiator.

Principal Bedroom
11'1 x 11'2 (3.38m x 3.40m)



A spacious principal bedroom, carpeted and featuring a front facing UPVC double glazed window with fitted shutters. A range of fitted wardrobes provides excellent storage, while a separate dressing area incorporates additional fitted wardrobe space. Radiator.

En Suite One
7'5 x 5'6 (2.26m x 1.68m)

A well appointed en suite shower room with wood effect flooring and a rear facing obscure UPVC double glazed window with fitted shutters. The suite includes a fitted vanity arrangement incorporating a low flush WC and wash hand basin with chrome monobloc tap, together with a double shower enclosure featuring a plumbed rainfall shower. Further features include wet wall splashbacks, heated towel rail and shaving point.

Bedroom Two
10'2 x 11'9 (3.10m x 3.58m)

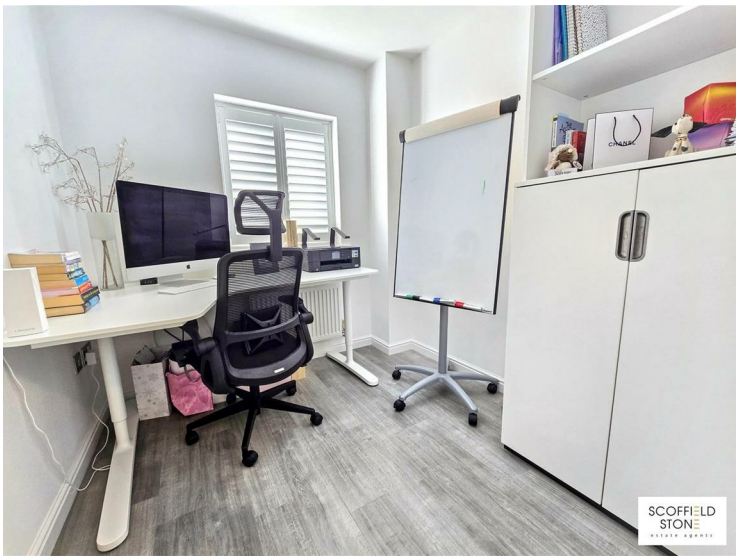


A well proportioned double bedroom with wood effect flooring, front facing UPVC double glazed window with fitted shutters and fitted wardrobes. Radiator.

En Suite Two
10'0 x 3'10 (3.05m x 1.17m)

Finished with ceramic tile effect flooring and complemented by a rear facing obscure UPVC double glazed window with fitted shutters. The suite includes a low flush WC, vanity unit with contemporary wash hand basin and mixer tap, plus a double shower enclosure with plumbed rainfall shower. Tiled splashbacks, heated towel rail and shaving point complete the room.

Bedroom Five / Study
6'9 x 7'5 (2.06m x 2.26m)

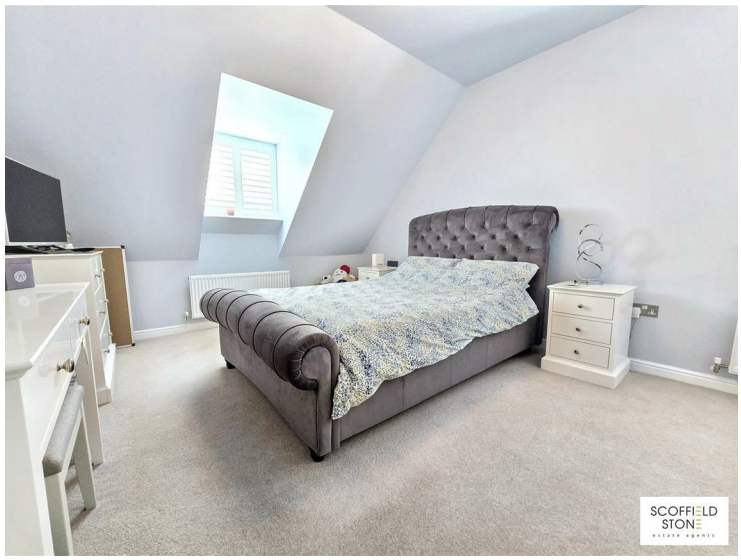


A versatile room suitable for use as a fifth bedroom, home office or study. Finished with wood effect flooring and featuring a front facing UPVC double glazed window with fitted shutters. Radiator.

Stairs and Second Floor Landing
6'8 x 5'4 (2.03m x 1.63m)

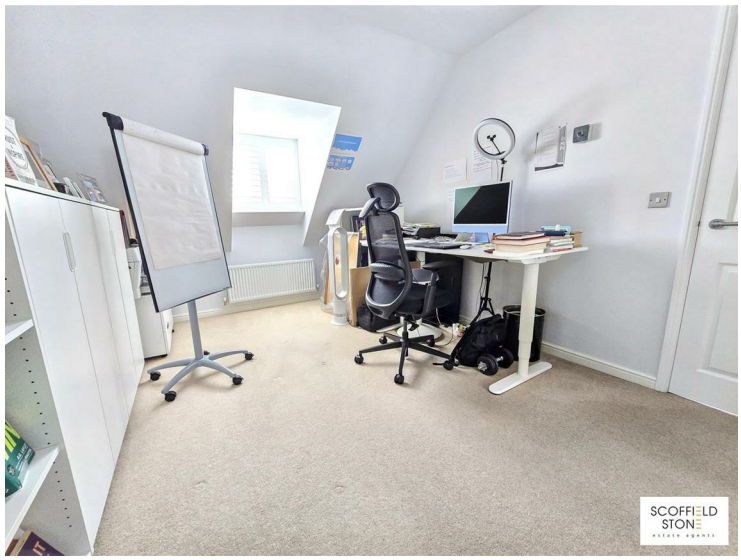
A carpeted staircase rises to the second floor landing, where a Velux rooflight brings in natural light. Further features include a wooden spindle balustrade and airing cupboard housing the hot water cylinder.

Bedroom Three
11'1 x 14'3 (3.38m x 4.34m)



A spacious and light filled bedroom with carpeted flooring and both front and side facing UPVC double glazed windows, each fitted with shutters. Fitted wardrobes provide useful storage, with two radiators completing the room.

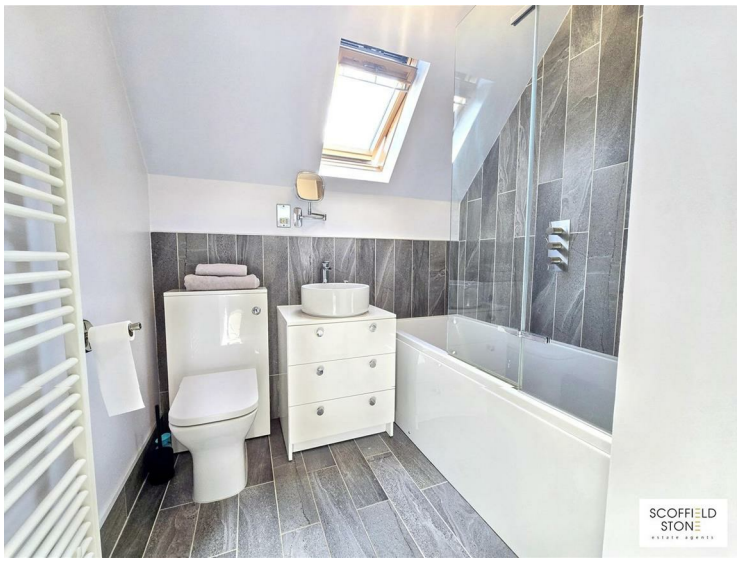
Bedroom Four
10'5 x 14'2 (3.18m x 4.32m)



Another well proportioned bedroom, carpeted and benefiting from front and side facing UPVC double glazed windows with fitted shutters. Fitted wardrobes provide practical storage. Radiator.

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Bathroom
6'9 x 8'1 (2.06m x 2.46m)



A well equipped family bathroom with ceramic tile effect flooring and a Velux rooflight providing natural light. The contemporary suite comprises a low flush WC, vanity unit with wash hand basin and chrome monobloc tap, plus a bathtub with chrome waterfall tap and plumbed shower featuring a rainfall head. Tiled splashbacks, heated towel rail, shaving point and access to the roof space complete the room.

Outside

Detached Double Garage
A detached double garage with twin up and over doors, light and power, together with potential for additional roof storage. An EV charging point is also fitted to the garage.

Frontage and Driveway



Off road parking is provided by a tarmacadam double driveway, with additional parking available on the adjacent gravel hardstanding. The frontage is complemented by a decorative gravel border and a covered storm porch providing shelter to the main entrance.

Rear Garden





The enclosed rear garden offers a private and low maintenance outdoor space, thoughtfully landscaped with a decked patio seating area, lawn, decorative gravel borders and established tree planting. Further features include an outside cold water tap and gated access to the front of the property.

Material Information
Verified Material Information

Costs and tenure
Tenure: Freehold
Council tax band: E
EPC rating: Survey Instructed

The building
Detached house, standard brick and block construction
5 bedrooms, 3 bathrooms, 2 receptions
Accessibility adaptations: None
Loft: insulated and boarded, accessed by 2 loft spaces
1 at top of house which is small due to bedrooms in the eves, accessed via bathroom.
2 accessed via kitchen.
Outside areas: Rear garden

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating, installed 31st Jul 2007
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone ok, Three good, EE great
Parking: Garage and Driveway
Not in a controlled parking zone
No disabled parking available
EV charging point installed

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
No environmental risks recorded
Onward chain: yes

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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.

Follow the link for the full report:
https://moverly.com/sale/Y4FfS67Ac7x8NFBDVxYukf/view

Buying to Let?

Guide achievable rent price: £1750pcm

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.

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.

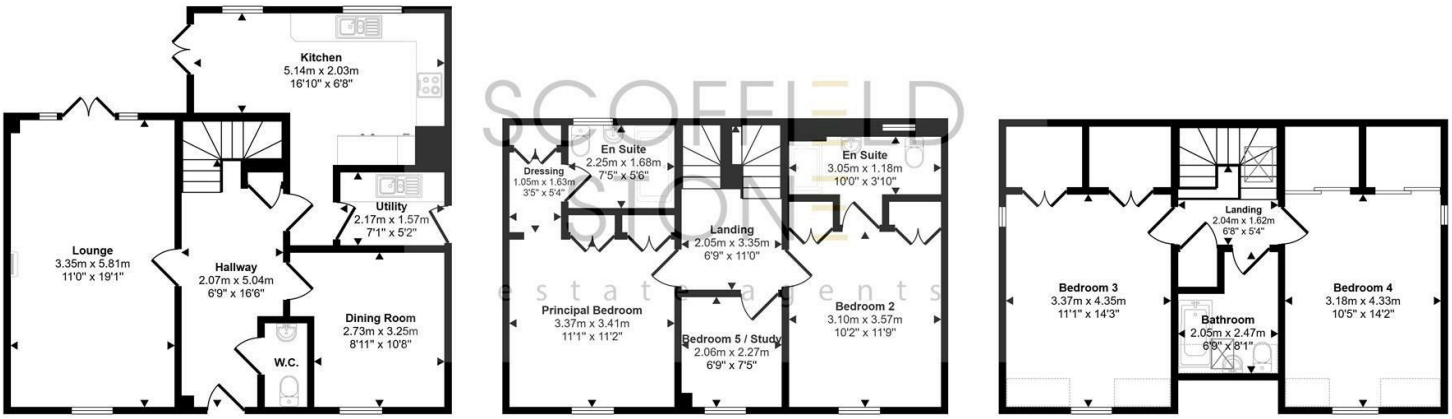
Location / what3words

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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.

Approx Gross Internal Area
164 sq m / 1767 sq ft



Ground Floor
Approx 64 sq m / 688 sq ft

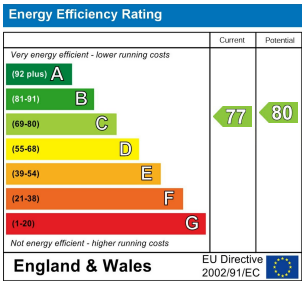
First Floor
Approx 51 sq m / 548 sq ft

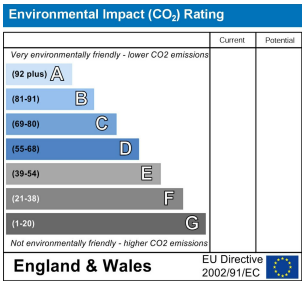
Second Floor
Approx 49 sq m / 531 sq ft

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.







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