

**1 Dale End Road, Hilton, Derby, DE65 5FW**

**£267,500**

**\* NO CHAIN\*** A well presented three bedroom semi detached home in the heart of Hilton, offering 85 square metres of smart, move in ready accommodation. Featuring three double bedrooms, en suite, kitchen diner, enclosed low maintenance garden, driveway parking and garage, this is a highly versatile home in a popular village setting.

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## Summary Description

Located in the heart of Hilton, this well presented three bedroom semi detached home offers practical, well balanced accommodation that will appeal to first time buyers, growing families, downsizers and buy to let investors alike. Positioned at the entrance to a varied residential street within this historic village, the property is in excellent condition and provides a smart layout that is ready to move into. The overall feel is bright, functional and easy to maintain, with a good mix of living space, bedroom space and useful storage.

The accommodation includes an entrance hall with built in storage, a generous double aspect lounge with French doors opening onto the rear garden, and a contemporary kitchen diner fitted with integrated appliances. There is also a useful guest cloakroom to the ground floor. Upstairs, the landing offers space for a desk, adding flexibility for home working or study. All three bedrooms are doubles, a strong feature for a home of this size, with the principal bedroom benefiting from its own en suite shower room. The family bathroom is well appointed, and outside the property continues to impress with an enclosed low maintenance rear garden, driveway parking and a single garage accessed from Main Street.

Hilton remains one of South Derbyshire's most popular villages, known for its strong sense of community, range of everyday amenities and convenient road links. Shops, pubs, cafes and services are all close by, while local schooling is well regarded and easily accessible. The property is also well placed for travel to the M1, M6 and wider Midlands road network. Public transport options within the village further support commuting and day to day convenience.

## Entrance Hall

7'10 x 4'6 (2.39m x 1.37m)

Having wood effect laminate flooring, front aspect part obscure composite main entrance door, built in storage, radiator.

## Lounge

9'7 x 17'0 (2.92m x 5.18m)



Carpeted, front aspect upvc double glazed window, rear aspect upvc double glazed French doors to garden, two radiators, tv and telephone points.

## Kitchen/Diner

10'8 x 16'11 (3.25m x 5.16m)



Having ceramic tile flooring, front and rear aspect upvc double glazed windows, rear aspect part obscure glazed composite door to garden, fitted wall and floor units to contemporary style with stone effect worktop and splashbacks, inset composite sink with drainer and chrome monobloc tap, integrated NEFF electric oven with slide and hide door, induction hob over and chimney style extractor hood, integrated dishwasher, integrated washing machine, integrated fridge/freezer, two radiators.

## Guest Cloakroom

3'7 x 4'6 (1.09m x 1.37m)

Having wood effect laminate flooring, low flush wc, pedestal wash hand basin with chrome monobloc tap and tiled splashback, radiator.

## Stairs/Landing

Carpeted, wooden spindle staircase, two front aspect upvc double glazed windows, airing cupboard with hot water cylinder, radiator, access to roof space .... space for work table!

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## Bedroom One

9'8 x 11'2 (2.95m x 3.40m)



Carpeted, front aspect upvc double glazed window, radiator.

## En Suite Shower Room

5'1 x 5'4 (1.55m x 1.63m)

Having stone effect cushion flooring, inset lights to ceiling, rear aspect upvc double glazed window, tiled splashbacks, low flush wc, contemporary wash hand basin with chrome monobloc tap set to vanity cupboard, corner quadrant shower enclosure with plumbed shower, chrome heated towel rail, shaving point.

## Bedroom Two

9'1 x 9'10 (2.77m x 3.00m)



Carpeted, rear aspect upvc double glazed window, radiator.

## Bedroom Three

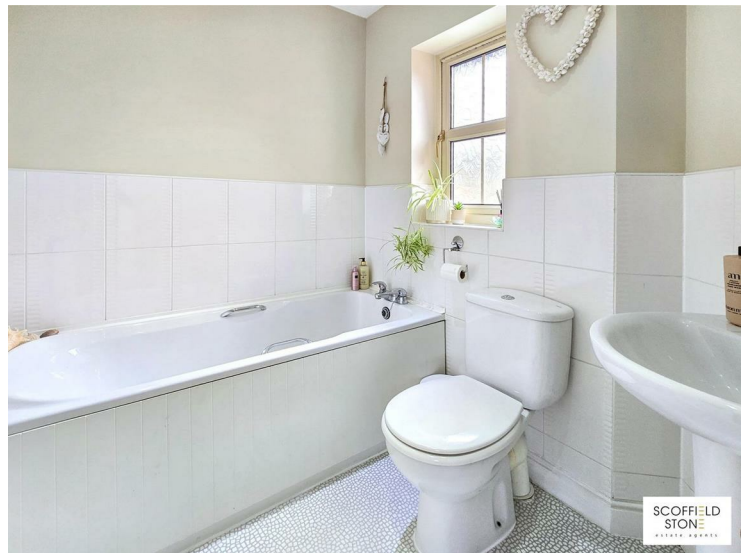
10'7 x 6'9 (3.23m x 2.06m)



Carpeted, front aspect upvc double glazed window, radiator.

## Bathroom

8'6 x 5'4 (2.59m x 1.63m)



Having mosaic style cushion flooring, inset lights to ceiling, rear aspect obscure upvc double glazed window, tiled splashbacks, bathtub with chrome mixer tap, low flush wc, pedestal wash hand basin with chrome monobloc tap, radiator.

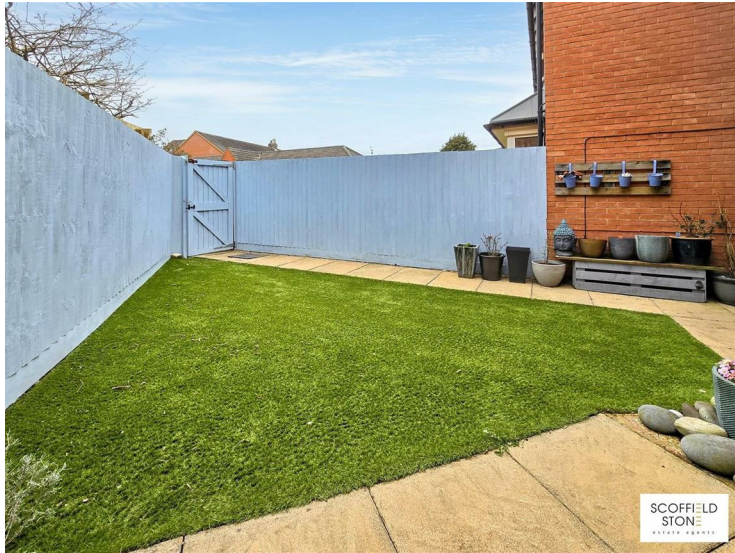
## OUTSIDE

### Frontage

A metal gate greets you at kerbside and gives access to a paved pathway leading to the main entrance. You will also find an ornamental garden with decorative gravel finish, hedging and herbaceous planting.

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## Rear Garden



Accessed via the kitchen or lounge and giving access to the driveway and garage, you will find this enclosed and private garden which has been landscaped to provide a low maintenance finish with artificial lawn and paved patio. A covered side passage to the front with gate provides useful garden storage. Cold water tap.

## Garage and Car Parking



Accessed via Main Street, you will find a single garage having metal up and over door, with single parking space.

## Material Information

Verified Material Information

Council Tax band: C  
Tenure: Freehold  
Property type: House  
Property construction: Standard brick and block construction  
Energy Performance rating: C  
Number and types of room: 3 bedrooms, 1 bathroom, 1 reception

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 - Good, Three - Great, EE - Great  
Parking: Allocated, Garage, Driveway, Rear, and Private  
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: Integrated drop down ladder

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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/4bPF8mStELPHaRQjU3JSpf/view>

## Buying to Let?

Guide achievable rent price: £1200pcm

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.

## 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.



Sales: 01283 777100  
Lettings: 01332 511000

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**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.



Sales: 01283 777100

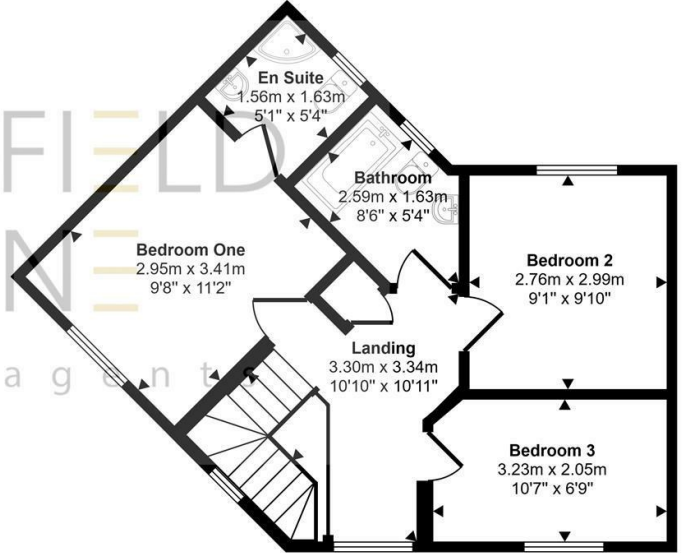
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Approx Gross Internal Area  
85 sq m / 920 sq ft

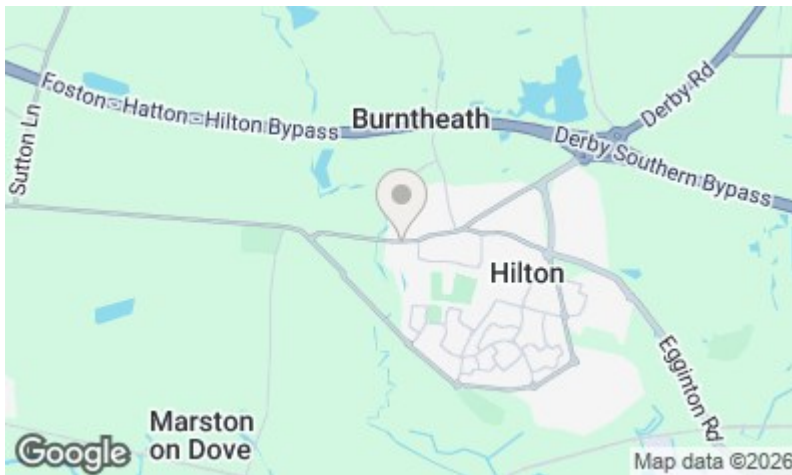


Ground Floor  
Approx 42 sq m / 454 sq ft



First Floor  
Approx 43 sq m / 466 sq ft

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			
(81-91) B			
(69-80) C			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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