SCOFFIELD STONE
estate agents









8 Rodney Close, Hilton, Derby, DE65 5GX

£315,000

Beautifully presented throughout, this three bedroom detached home occupies a sought after cul de sac just off Lucas Lane in Hilton. Featuring a superb open plan kitchen/diner, conservatory with insulated roof, en suite principal bedroom, landscaped private garden, garage and driveway, it offers stylish and practical family living.

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Sales: 01283 777100
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Summary Description

Situated within a quiet cul de sac just off the highly regarded Lucas Lane, this beautifully presented three bedroom detached home offers an excellent opportunity to purchase a spacious family property in one of Hilton's most desirable residential locations. Offering 107 square metres (1,155 square feet) of thoughtfully designed accommodation, the property combines stylish interiors with practical living spaces, making it ideal for families, professionals and those looking to upsize within the village.

The accommodation is presented to a high standard throughout and includes a welcoming entrance hall, a bright bay fronted lounge and a superb open plan kitchen and dining room fitted with a comprehensive range of integrated appliances. A conservatory with an insulated roof provides valuable additional living space overlooking the private rear garden, while a guest cloakroom completes the ground floor. Upstairs are three well proportioned bedrooms, including a generous principal bedroom with fitted wardrobe and en suite shower room, together with a contemporary family bathroom. Outside, the property benefits from driveway parking, an attached garage with light and power, and an enclosed landscaped garden featuring a generous patio, lawn and established planting, creating an attractive setting for both relaxing and entertaining.

Rodney Close enjoys an enviable position within Hilton, a thriving South Derbyshire village renowned for its excellent range of amenities, including supermarkets, cafés, pubs, healthcare facilities and leisure amenities. Families are well served by highly regarded schools, while excellent transport connections via the A50 provide swift access to Derby, Burton upon Trent, Uttoxeter and the M1 motorway. Regular public transport services and nearby rail connections further enhance the property's convenience, making this an outstanding choice for commuters and families seeking village living with excellent connectivity.

Entrance Hall

A welcoming entrance featuring wood effect laminate flooring, a part obscure glazed composite entrance door, telephone point and radiator, creating a bright and practical first impression.

Lounge

10'1" x 14'7" (3.08m x 4.47m)



A comfortable and inviting reception room with wood effect laminate flooring, a front facing uPVC double glazed bay window providing plenty of natural light, television point and radiator.

Open Plan Kitchen/Diner

Kitchen Area

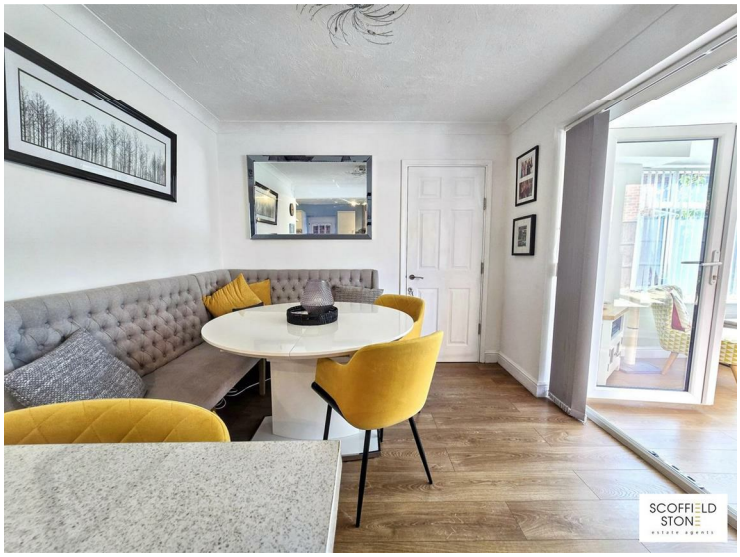
8'8" x 15'9" (2.66m x 4.82m)



Stylishly appointed with ceramic tiled flooring, a rear facing uPVC double glazed window and a part glazed side door providing access to the side passage. The contemporary gloss white kitchen is fitted with a comprehensive range of wall and base units complemented by stone effect work surfaces, tiled splashbacks and attractive plinth lighting. Integrated appliances include an electric oven, microwave, induction hob with chimney style extractor, dishwasher, washing machine, tumble dryer and fridge/freezer. Completing the space is a composite sink with drainer and chrome mixer tap together with the wall mounted gas boiler.

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Dining Area
10'0" x 9'4" (3.06m x 2.86m)



Flowing seamlessly from the kitchen, this versatile dining space provides ample room for family meals and entertaining, finished with wood effect laminate flooring and radiator.

Conservatory
9'3" x 13'4" (2.83m x 4.07m)



A superb additional reception room enjoying an insulated roof with inset spotlights, wood effect laminate flooring and surrounding uPVC double glazed windows. French doors open directly onto the garden, creating an ideal space to relax throughout the year, complemented by an electric panel heater.

Guest Cloakroom/WC
Fitted with ceramic tiled flooring, a low flush WC, space saving vanity wash hand basin with chrome mixer tap, chrome heated towel rail and a side facing obscure uPVC double glazed window.

Stairs/Landing
Carpeted with a traditional wooden spindle staircase, airing cupboard housing the hot water cylinder and access to the loft.

The loft itself is boarded and benefits from lighting and fitted shelving, providing excellent additional storage.

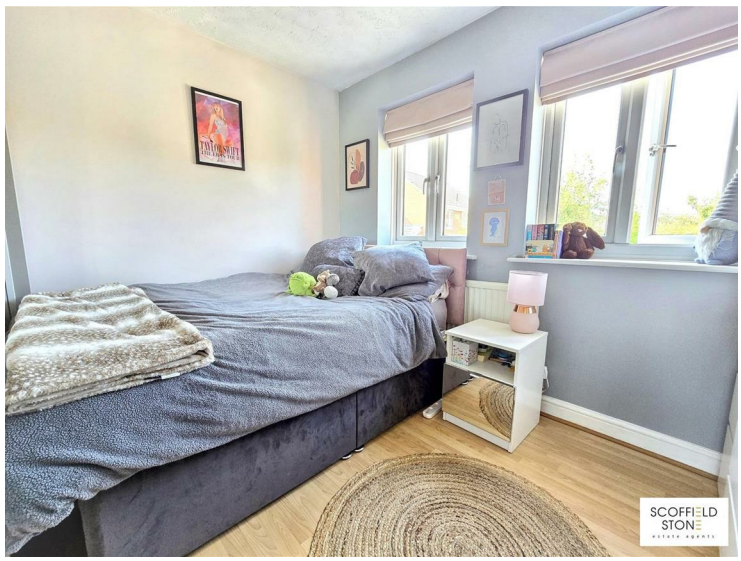
Bedroom One
10'1" x 9'6" (3.09m x 2.91m)



A generous principal bedroom featuring wood effect laminate flooring, two front facing uPVC double glazed windows, fitted wardrobe and radiator.

En Suite Shower Room
8'8" x 4'10" (2.65m x 1.49m)
Well presented with ceramic tile effect flooring, vanity unit incorporating a contemporary surface mounted wash hand basin with chrome mixer tap, low flush WC, corner quadrant shower enclosure with plumbed shower, chrome heated towel rail, tiled splashbacks and an obscure front facing uPVC double glazed window.

Bedroom Two
10'5" x 9'0" (3.20m x 2.75m)



A spacious double bedroom with wood effect laminate flooring, two rear facing uPVC double glazed windows and radiator.

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Bedroom Three
8'6" x 6'11" (2.6m x 2.12m)



An ideal bedroom, nursery or home office, featuring wood effect laminate flooring, rear facing uPVC double glazed window and radiator.

Family Bathroom
10'5" x 9'0" (3.2m x 2.75m)



Appointed with wood effect cushion flooring and comprising a panelled bath with chrome mixer tap and electric shower over, vanity unit with inset wash hand basin and chrome mixer tap, low flush WC, chrome heated towel rail, tiled splashbacks and an obscure side facing uPVC double glazed window.

Outside

Garage



Attached single garage fitted with an up and over door, rear personnel door providing direct access to the garden, together with light and power.

Frontage and Driveway
The property enjoys an attractive frontage with a driveway providing off road parking and access to the attached garage.

Rear Garden



A private and enclosed landscaped garden designed for both relaxation and entertaining. The garden features a generous paved patio, well maintained lawn and established herbaceous borders, complemented by three mature Cordyline palms that create an attractive focal point and year round interest.

Material Information
Verified Material Information

Costs and tenure
Tenure: Freehold
Council tax band: D

EPC rating: D

The building
Detached house, standard brick and block construction
3 bedrooms, 2 bathrooms, 1 reception
Accessibility adaptations: None
Loft: insulated and boarded, accessed by Loft hatch and ladder
Outside areas: Front garden and Rear garden

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone ok, Three good, EE good
Parking: Driveway and Off Street
Not in a controlled parking zone
No disabled parking available

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/3BHNZeDDnrM4Hd4cgGoirB/view

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.

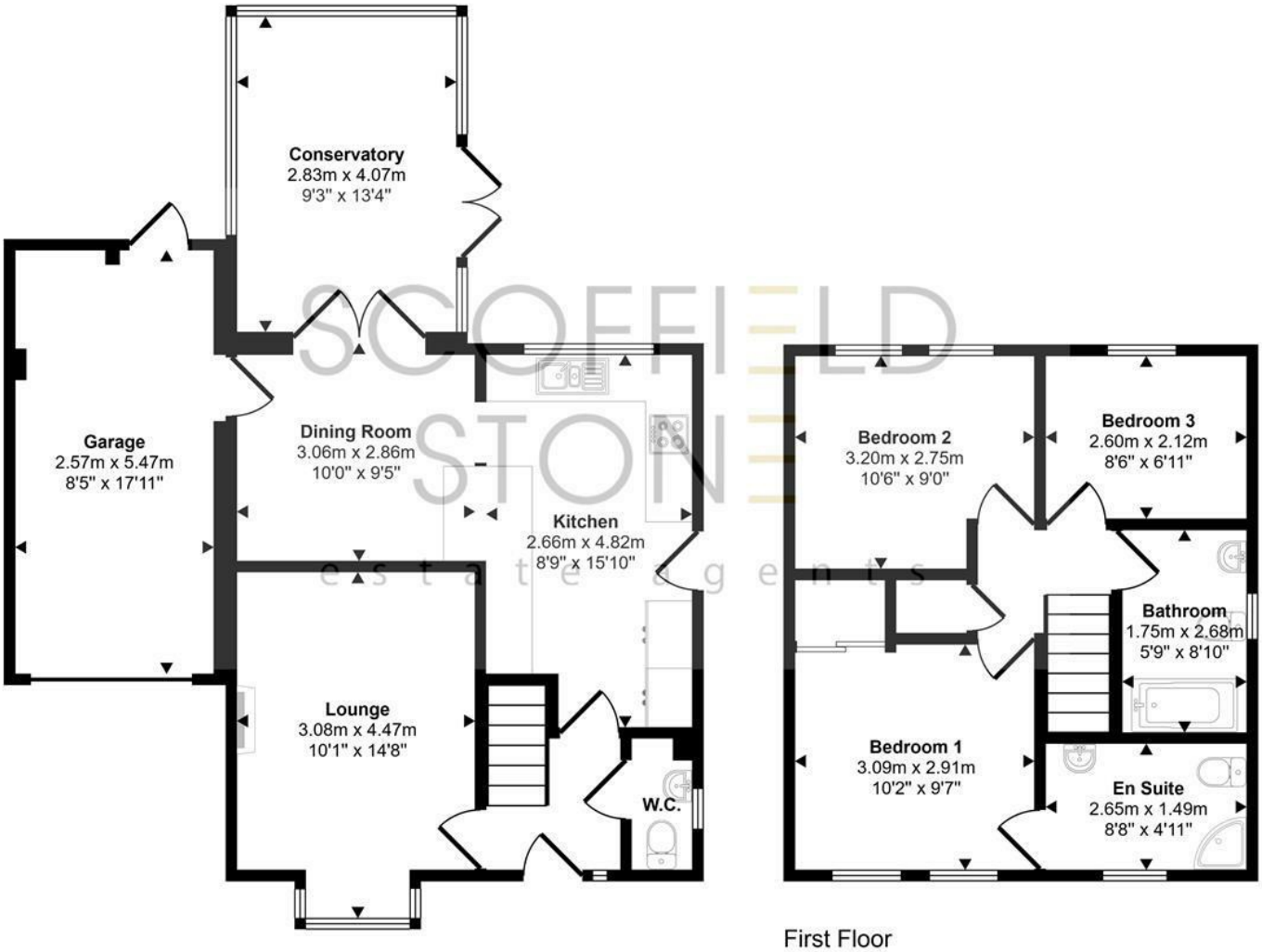
Location / what3words
///marker.watchdogs.village

Buying to Let?
Guide achievable rent price: £1250pcm

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.

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.

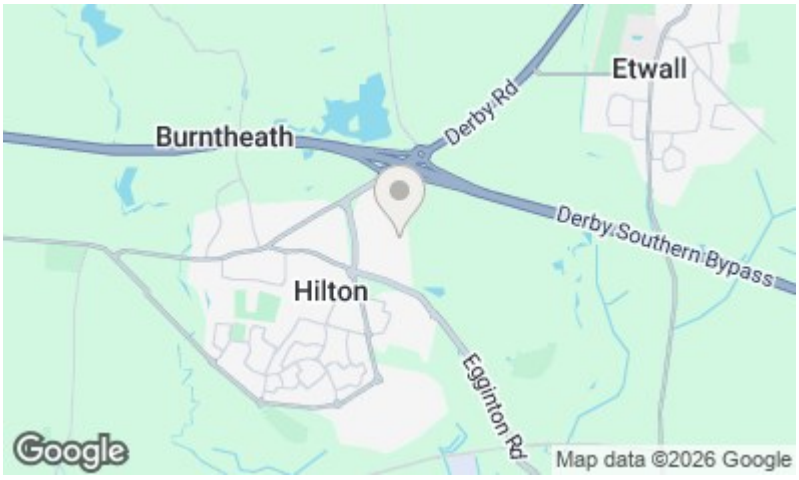
Approx Gross Internal Area
107 sq m / 1155 sq ft

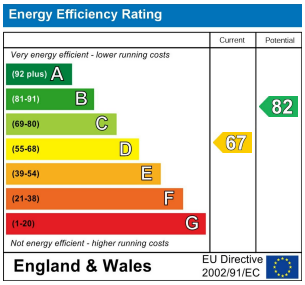


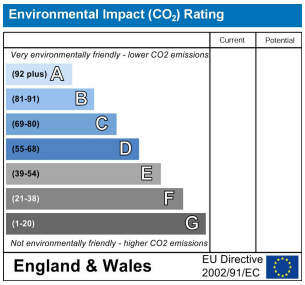
Ground Floor
Approx 68 sq m / 733 sq ft

First Floor
Approx 39 sq m / 422 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.







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