



8 Shaef Close, Hilton, Derby, Derbyshire, DE65 5JL

£200,000

A charming semi-detached property in a lovely cul de sac location, perfect for couples, first-time buyers, and downsizers, offering a warm and inviting atmosphere with a stylish bathroom, two double bedrooms, and a kitchen/dining area leading to a garden.

Don't miss the opportunity to make this house your home and enjoy the tranquillity of living in a cul de sac. Contact us today to arrange a viewing and start the next chapter of your life in this wonderful property.

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Summary Description

Welcome to this charming semi-detached property in a lovely cul de sac location, perfect for couples, first-time buyers, and downsizers alike. This delightful home is in good condition and offers a warm and inviting atmosphere.

As you step inside, you are greeted by a cosy reception room featuring a beautiful fireplace, ideal for relaxing evenings. The property boasts a stylish bathroom and two double bedrooms, providing comfortable living spaces for you and your loved ones.

The kitchen is not just a space for cooking; it also offers a dining area and convenient access to the garden, making it perfect for indoor-outdoor living and entertaining. Outside, there is a garage, parking space, and a lovely garden where you can enjoy the fresh air and green surroundings.

With a council tax band B, this property is not only charming but also practical.

Hall

Carpeted and neutrally decorated with front aspect part obscure glazed composite main entrance door, telephone point, radiator.

Lounge

13'10" x 12'6" (4.24 x 3.83)



Carpeted and neutrally decorated with front aspect upvc double glazed window, ornate Adam style fireplace with living flame gas fire, radiator, tv point.

Kitchen/Diner

9'3" x 12'6" (2.83 x 3.83)



A refurbished kitchen, having wood effect laminate flooring and neutral decor with rear aspect upvc double glazed window, part obscure upvc double glazed door to rear garden, a range of fitted wall and floor units to shaker style in cream with wood effect roll edge worktop and 'Metro' style splashbacks, inset composite sink with drainer, vegetable preparation and chrome monobloc tap,

integrated electric oven with gas hob over and chimney style extractor hood, integrated washer/dryer, integrated slimline dishwasher.

Stairs/Landing

Carpeted and neutrally decorated with wood panelling to walls, wooden spindle balustrade, access to roof space.

Bedroom One

8'3" x 12'6" (2.54 x 3.83)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, radiator, TV point.

Bedroom Two

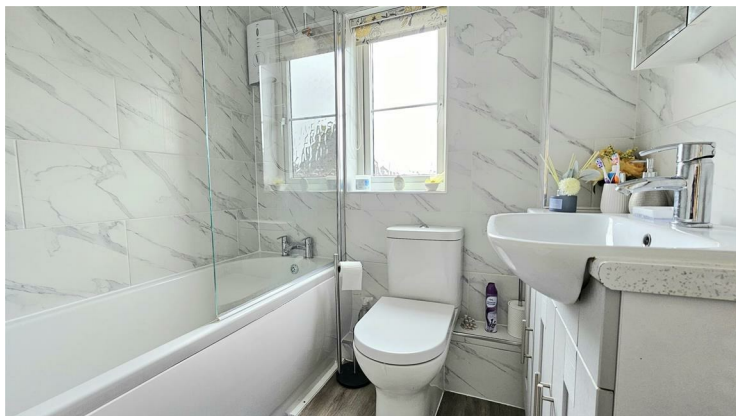
8'3" x 9'4" (2.54 x 2.87)



Carpeted and neutrally decorated with front aspect upvc double glazed window, over stairs storage, radiator, TV point.

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Bathroom



A refurbished bathroom having wood effect flooring and stylish fully tiled walls with side aspect obscure upvc double glazed window, heated towel rail, vanity unit with inset wash hand basin having chrome monobloc tap, low flush wc, bathtub with chrome mixer tap and electric shower over, inset lights to ceiling.

OUTSIDE

Frontage and Driveway

To the front you will find a modest shale border, with driveway parking for two vehicles in front of the garage.

Garage

A detached single garage with metal up and over door, light, power and part glazed timber personnel door.

Rear Garden



Accessed via the driveway or the kitchen/diner, you will find an enclosed and private garden which has been landscaped to provide a mixture of paved patio, lawn, raised planting and shed.

Material Information

Verified Material Information

Asking price: £215000

Council Tax: £1559.49 a year (£129.96 a month)

Tenure: Freehold

Property type: Semi-Detached House

Property construction: Standard Form.

Number and types of room: 2 bedrooms, 1 bathrooms, 1 receptions

Electricity supply: Yes

Solar Panels: No

Other electricity sources: None

Water supply: Yes

Sewerage: Yes

Heating: Central heating

Broadband: Yes

Mobile coverage: O2 - Excellent h3 is O2, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Driveway, Garage, On Street

Building safety issues: No

Restrictions: None

Rights and easements: None

Flood risk: No

Coastal erosion risk: No

Planning permission: No planning permissions

Accessibility: None

Coalfield or mining area: No.

Energy Performance rating: Survey Instructed (potential rating is D)

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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.

Location / What3Words

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Buying to Let?

Guide achievable rent price: £825 pcm



Sales: 01283 777100

Lettings: 01332 511000

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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.

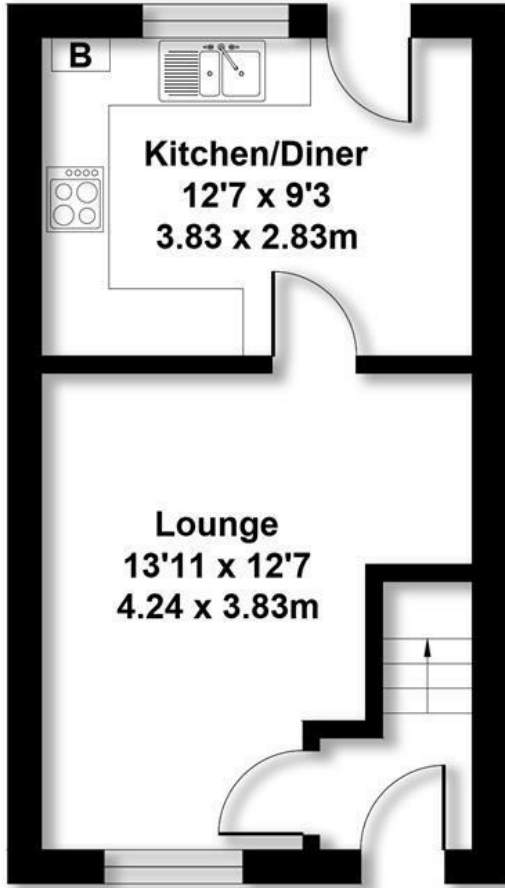


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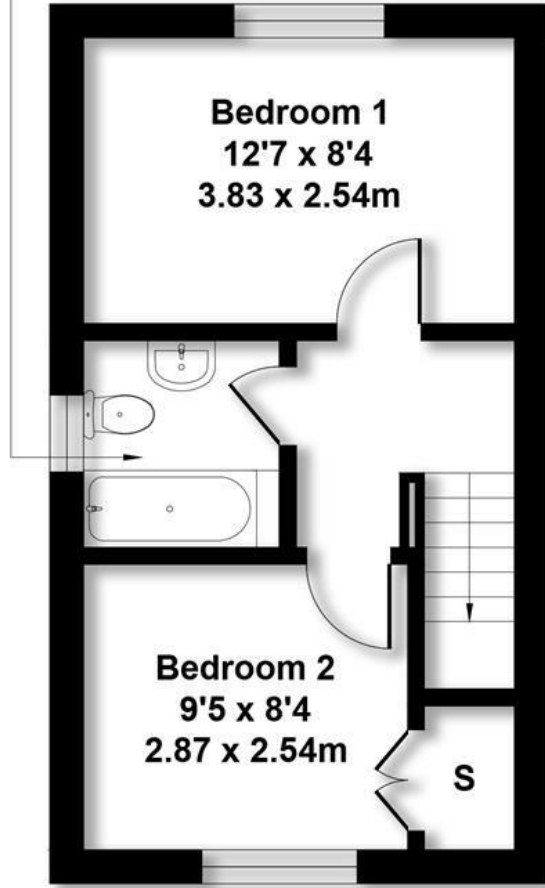
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Approximate Gross Internal Area
592 sq ft - 55 sq m

Bathroom
6'5 x 8'1
2.46 x 1.96m

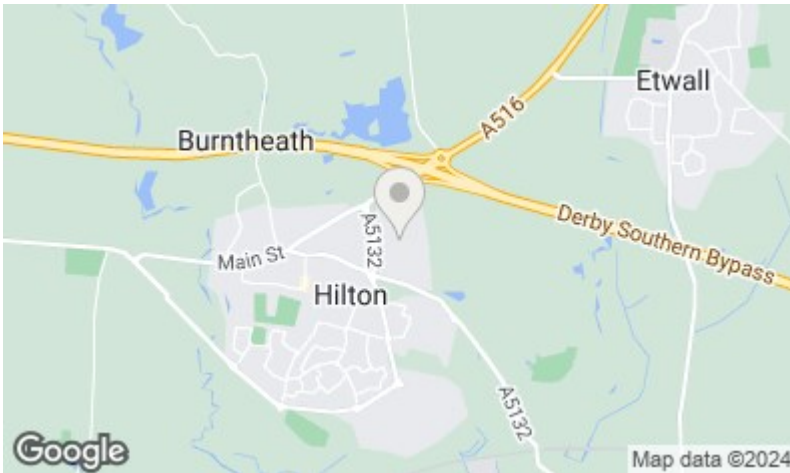


GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 87 |
| (81-91) B | | | |
| (69-80) C | | 70 | |
| (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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