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estate agents









38 Nene Way, Hilton, Derby, DE65 5HX

£375,000

A spacious four bedroom detached home in Hilton offering 1,449 square feet of versatile accommodation, including two reception rooms, conservatory, breakfast kitchen and utility. Further highlights include two en suites, an integral garage, parking for three vehicles and a private landscaped rear garden with covered seating area.

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

38 Nene Way, Hilton, Derby, DE65 5HX

Summary Description

38 Nene Way is a well proportioned four bedroom detached home for sale in Hilton, Derbyshire, offering approximately 135 square metres (1,449 square feet) of accommodation. Set within an established village location, the property combines flexible family living with generous parking, an integral garage and a private rear garden, making it a practical choice for buyers seeking space both inside and out.

The ground floor provides two separate reception rooms, with a comfortable rear facing lounge and a front dining room, together with a conservatory that adds useful year round living space. The breakfast kitchen is fitted with Shaker style units and includes a breakfast bar, while a separate utility room and guest cloakroom add everyday convenience. Upstairs are four bedrooms, with fitted wardrobes to three rooms, two en suite shower rooms and a family bathroom. Outside, the driveway provides parking for at least three vehicles, while the enclosed rear garden includes a lawn, paved patio, raised planted borders, a covered seating area and potting shed.

Hilton is a popular South Derbyshire village with a good range of day to day amenities and local schooling, including Hilton Spencer Academy, while John Port Spencer Academy in nearby Etwall provides secondary education. The village is well placed for commuting, with convenient access towards Derby, Burton upon Trent and surrounding employment centres, together with road links towards the A50 and wider regional network. Local transport connections further support access to neighbouring villages and towns, helping make Hilton a convenient base for families and commuters alike.

Entrance Hall

A welcoming entrance hall with wood effect laminate flooring and a part obscure glazed entrance door with matching side windows, allowing plenty of natural light into the space. Finished with a radiator and telephone point.

Lounge

15'7" x 10'8" (4.75 x 3.26)



A comfortable rear facing lounge with carpeted flooring and a uPVC double glazed window overlooking the garden. An Adam style fireplace with inset electric fire creates an attractive focal point, complemented by a radiator and TV point.

Conservatory

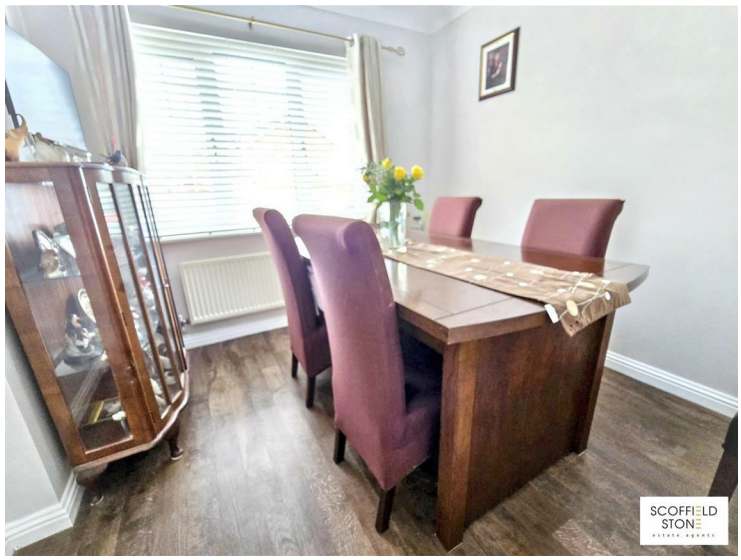
7'11" x 12'2" (2.43 x 3.72)



Providing an additional and versatile living space, the conservatory features ceramic tile effect flooring, uPVC double glazed windows and a translucent roof. Further benefits include air conditioning and a radiator, making the room suitable for use throughout the year.

Dining Room

8'6" x 9'6" (2.61 x 2.92)



A separate dining room positioned to the front of the property, featuring wood effect flooring, a uPVC double glazed window and radiator. A well proportioned space for both everyday dining and entertaining.

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Breakfast Kitchen
8'10" x 14'9" (2.7 x 4.51)



A well equipped breakfast kitchen with ceramic tile effect flooring and a rear facing uPVC double glazed window. Fitted with a range of Shaker style wall and base units, stone effect roll edge worktops and tiled splashbacks, together with a breakfast bar providing useful informal dining space. Features include an inset ceramic sink with drainer, preparation bowl and chrome mixer tap, space for a Rangemaster style cooker with extractor above, integrated fridge freezer and under counter space with plumbing for an additional appliance. Finished with a radiator.

Utility Room
5'11" x 4'9" (1.82 x 1.46)

A practical separate utility room with ceramic tile effect flooring and a part obscure glazed door providing access to the side of the property. Shaker style fitted units are complemented by a stone effect worktop, with under counter space and plumbing for appliances, plus a radiator.

Guest Cloakroom/WC

Conveniently positioned on the ground floor and finished with wood effect LVT flooring. Appointed with a low flush WC, wash hand basin with chrome monobloc tap and tiled splashback, together with a radiator.

Stairs and Landing

A carpeted staircase rises to the first floor landing, where there is an airing cupboard housing the hot water cylinder, radiator and access to the roof space.

Bedroom One
11'0" x 9'10" (3.37 x 3.02)

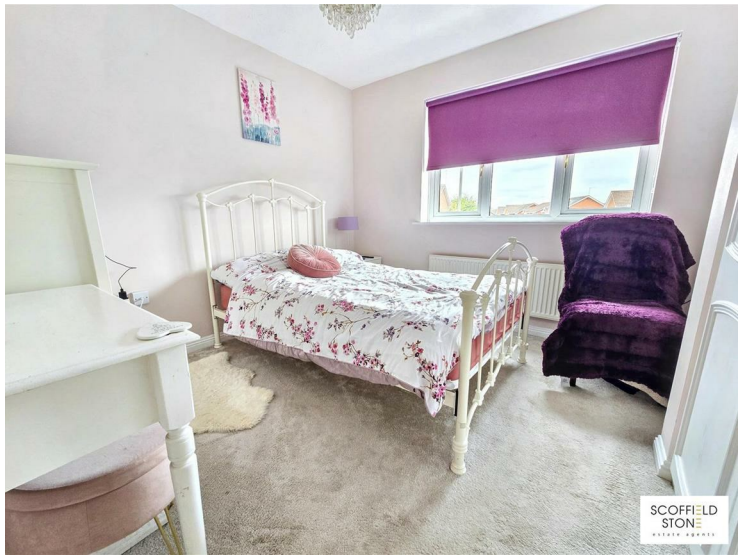


A generously proportioned principal bedroom positioned to the front of the property, with carpeted flooring, uPVC double glazed window, fitted wardrobes and radiator.

En Suite Shower Room

A smartly appointed en suite with wood effect LVT flooring, inset ceiling lighting and an obscure uPVC double glazed window. Fitted with a vanity unit incorporating a wash hand basin with chrome monobloc tap and low flush WC, together with a shower enclosure and plumbed shower. Tiled splashbacks and a heated towel rail complete the room.

Bedroom Two
8'6" x 9'6" (2.6 x 2.92)



A well proportioned second double bedroom with carpeted flooring, front facing uPVC double glazed window, fitted wardrobe, radiator and TV point.

En Suite Shower Room

Serving bedroom two, this contemporary en suite has wood effect

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LVT flooring and an obscure uPVC double glazed window. Fitted with a low flush WC, vanity unit with inset wash hand basin and chrome monobloc tap, plus a corner quadrant shower enclosure with plumbed rainfall shower. Finished with a chrome heated towel rail.

Bedroom Three
11'10" x 9'5" (3.61 x 2.89)



A comfortable rear facing bedroom with carpeted flooring, uPVC double glazed window and radiator.

Bedroom Four
10'4" x 6'3" (3.16 x 1.91)



Another well proportioned rear facing bedroom, featuring carpeted flooring, a uPVC double glazed window, fitted wardrobes and radiator.

Family Bathroom
5'3" x 6'3" (1.62 x 1.93)



A modern family bathroom with wood effect LVT flooring, inset ceiling lighting and an obscure uPVC double glazed window. The suite comprises a vanity unit incorporating a wash hand basin with chrome monobloc tap and low flush WC, together with a panelled bath and chrome mixer tap with shower attachment. Tiled splashbacks, a chrome heated towel rail and shaving point complete the room.

OUTSIDE

Garage
8'7" x 16'11" (2.63 x 5.16)
An integral single garage with metal up and over door, together with light and power.

Frontage and Driveway
The frontage is laid predominantly to tarmacadam, creating generous off road parking for at least three vehicles. A gated side entrance provides access through to the rear garden.

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Rear Garden



The enclosed rear garden has been thoughtfully landscaped to create a private and appealing outdoor space. A paved patio provides an ideal area for seating and entertaining, opening onto a lawn with raised herbaceous borders adding colour and interest. Mature trees occupy the rear corner, while a second covered patio offers an additional sheltered seating area. The garden also includes a small potting shed, outside cold water tap and gated side access to the front.

Material Information

Verified Material Information

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

The building
Detached house, standard brick and block construction
4 bedrooms, 3 bathrooms, 2 receptions
Accessibility adaptations: None
Loft: insulated and boarded, accessed by Loft ladder accessed through access point on the landing,
Outside areas: Front garden and Rear garden

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating, installed 1st Jun 2001
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone poor, Three ok, EE good
Parking: Driveway and Garage
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/6CREHhadr4Xf3pycNP4fd/view

Disclaimer 03/2021

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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Buying to Let?

Guide achievable rent price: £1600pcm

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
135 sq m / 1449 sq ft

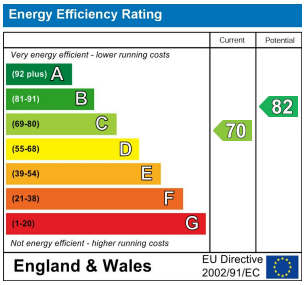


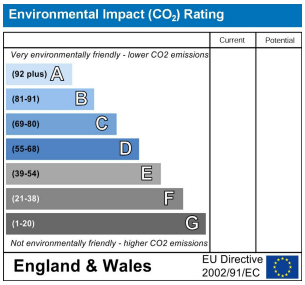
Ground Floor
Approx 75 sq m / 802 sq ft

First Floor
Approx 60 sq m / 648 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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