



**54 New Road, Hilton, Derby, Derbyshire, DE65 5FH**

**£185,000**

A chain free two bedroom end of terrace home in a cul de sac position within walking distance of Hilton amenities and schools. With driveway parking, a private rear garden, dual aspect lounge diner and scope for updating, this is an ideal first time buy or investment opportunity.

## Summary Description

Occupying a pleasant cul de sac position in the popular South Derbyshire village of Hilton, 54 New Road is a two bedroom end of terrace home offered for sale with no upward chain. Providing approximately 65 square metres (696 square foot) of accommodation, the property represents an excellent opportunity for first time buyers, downsizers or investors seeking a well located home with scope for modernisation and personal improvement.

The ground floor includes a welcoming entrance hall with useful under stairs storage, leading into a dual aspect lounge and dining area. This versatile living space enjoys natural light from both the front and rear, with sliding patio doors opening directly onto the garden and an Adam style fireplace creating a comfortable focal point. The kitchen sits to the rear and includes fitted units, work surfaces, tiled splashbacks, integrated oven, gas hob, appliance space and access to the garden. Upstairs, the principal bedroom is a particularly generous room with two front facing windows, built in storage and a boiler cupboard, while the second bedroom overlooks the rear garden. A fully tiled bathroom completes the first floor.

Outside, the property benefits from a gravelled driveway with planting to the front, while the enclosed rear garden offers a private outdoor setting with patio, lawn, decorative gravel, established borders and a useful garden shed. A wooded tree line beyond adds a leafy backdrop. Hilton offers a range of local shops, amenities, schooling and everyday facilities within walking distance, along with convenient road links for Derby, Burton upon Trent, the A50, A38 and wider commuter routes.

## Entrance Hallway

A welcoming entrance hall with wood effect laminate flooring, a front facing part obscure UPVC double glazed entrance door and useful under stairs storage, creating a practical first impression to the home.

## Lounge/Diner

11'8 x 18'7 (3.56m x 5.66m)



A spacious lounge and dining area offering a comfortable and

versatile living space, finished with wood effect laminate flooring. A front facing UPVC double glazed window allows natural light into the room, while rear facing UPVC double glazed sliding patio doors provide a pleasant outlook and direct access to the garden. The room is centred around an Adam style fireplace with wooden mantle, stone effect hearth and inset electric fire, complemented by two radiators and a TV point.

## Kitchen

9'2 x 8'2 (2.79m x 2.49m)



The kitchen enjoys a rear garden aspect, with a rear facing UPVC double glazed window and part obscure UPVC double glazed door providing access outside. Fitted with a range of wood effect wall and floor units, stone effect roll edge worktops and tiled splashbacks, the kitchen includes an inset stainless steel sink with drainer and chrome mixer tap, integrated electric oven, integrated gas hob with extractor hood over, under counter space and plumbing for appliances. Wood effect laminate flooring, under stairs storage and a radiator complete the room.

## Stairs/Landing

The carpeted stairs rise to a landing with a front facing obscure UPVC double glazed window, radiator, telephone point and access to the roof space.

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## Bedroom One

15'8 x 9'0 (4.78m x 2.74m)



A generously proportioned principal bedroom with two front facing UPVC double glazed windows, allowing plenty of natural light. The room is carpeted and includes built in storage, an over stairs boiler cupboard housing the wall mounted gas combination boiler, two radiators and a telephone point.

## Bedroom Two

10'7 x 8'10 (3.23m x 2.69m)



A comfortable second bedroom with carpeted flooring, a rear facing UPVC double glazed window overlooking the garden and a radiator.

## Bathroom

7'10 x 5'8 (2.39m x 1.73m)



The bathroom is fitted with cushion flooring, inset ceiling lights and fully tiled walls. Two obscure UPVC double glazed windows, positioned to the rear and side, provide natural light while maintaining privacy. The suite comprises a P shaped bathtub with chrome mixer tap and shower attachment, electric shower, pedestal wash hand basin with chrome hot and cold taps, low flush WC, shaving point and chrome heated towel rail.

## OUTSIDE

### Frontage and Driveway

To the front of the property is a gravelled driveway, complemented by areas of herbaceous planting to add colour and kerb appeal.

### Rear Garden



The enclosed rear garden offers a private outdoor space, accessed via a gate from the driveway. Thoughtfully landscaped for ease of use and enjoyment, it includes a paved patio, decorative gravel, lawn and herbaceous borders. A garden shed provides useful storage, while the wooded tree line beyond creates an attractive and leafy backdrop.

## Material Information

Verified Material Information

Council Tax band: A  
Tenure: Freehold  
Property type: House  
Property construction: Standard brick and block construction  
Energy Performance rating: C  
Number and types of room: 2 bedrooms, 1 bathroom, 1 reception  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Mains gas-powered central heating is installed. The system was installed at an unknown date.  
Heating features: Double glazing  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Great  
Parking: Driveway  
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 unboarded, accessed by: Hatch

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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/Cxadr19biAc1kEQEEgqThk/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.

## Buying to Let?

Guide achievable rent price: £900pcm

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.

## Location / what3words

///earplugs.blackbird.spooned

## ID Checks for buyers

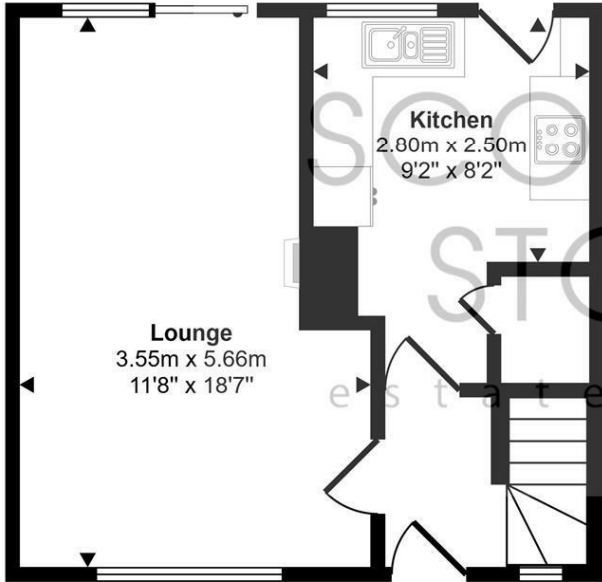
To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small non-refundable charge of £25 per person to cover the cost of these checks.



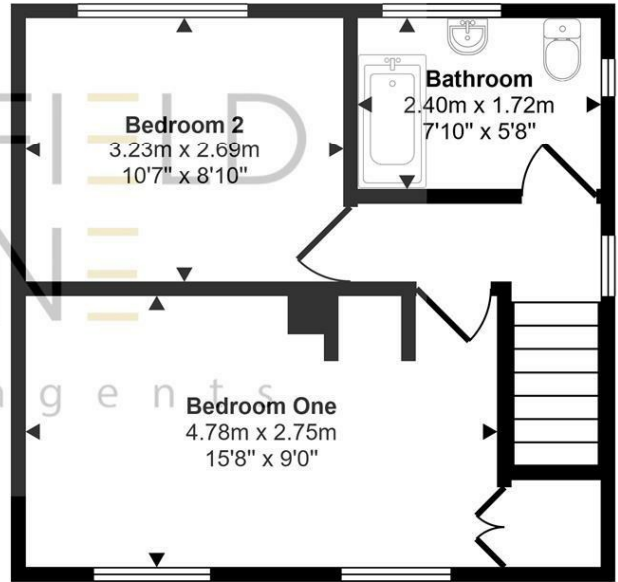
Sales: 01283 777100  
Lettings: 01332 511000

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Approx Gross Internal Area  
65 sq m / 696 sq ft

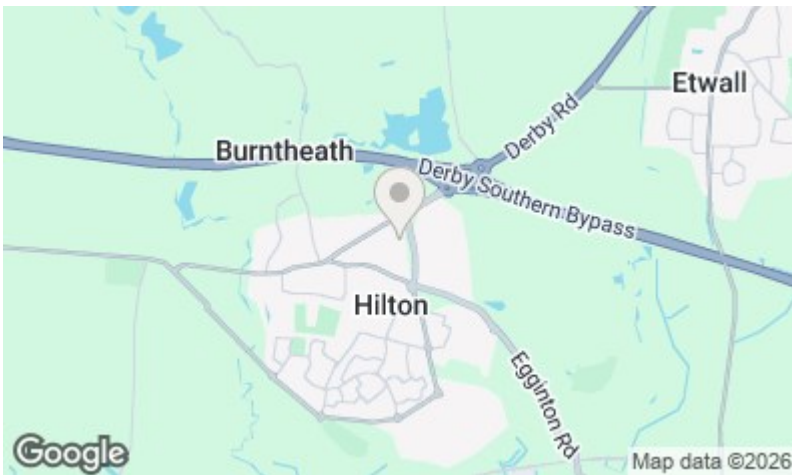


Ground Floor  
Approx 32 sq m / 348 sq ft



First Floor  
Approx 32 sq m / 348 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	
		70	85

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	
		68	83



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