SCOFFIELD STONE
estate agents









102 Foss Road, Hilton, Derbyshire, DE65 5BH

£230,000

A well-presented three-bedroom semi-detached home in Hilton, Derby, overlooking a playing field and children's park. Offering a spacious lounge, modern kitchen/diner with space for appliances, en suite to main bedroom, low-maintenance garden, garage and driveway, this property is ideal for first-time buyers, downsizers, or investors.

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

102 Foss Road, Hilton, Derbyshire, DE65 5BH

Summary Description

Located in a popular residential development in Hilton, Derby, this three-bedroom semi-detached home offers a well-presented living space ideal for first-time buyers, downsizers, or investors. Positioned overlooking a playing field and children's play park, the property combines a convenient location with a practical layout that will appeal to a wide range of buyers.

Internally, the accommodation is arranged to provide a welcoming entrance hall, generous lounge with French doors opening to the rear garden, and a spacious kitchen/diner fitted with a good range of wall and base units, wood-effect worktops, and tiled splashbacks. There is ample space and plumbing for appliances, along with a handy under-stairs storage cupboard. A guest cloakroom completes the ground floor. Upstairs, there are three bedrooms including a well-sized main bedroom with fitted wardrobes and an en suite shower room. A family bathroom serves the additional bedrooms, offering both bath and shower facilities.

Externally, the home benefits from a low-maintenance rear garden with a combination of stone paving and a decked seating area, ideal for outdoor dining and relaxation. To the front is a small garden with paving, while to the side a Coachhouse provides access to a single garage and driveway parking. The garage is leasehold on a peppercorn rent, offering secure parking and storage.

Hilton is a well-served village with a strong sense of community, offering a range of amenities including shops, public houses, and recreational facilities. Families will appreciate the choice of local schools, while excellent road links via the A50, A38, and A516 provide easy access to Derby, Burton, and beyond. Public transport options further enhance connectivity, making Hilton a popular choice for commuters and families alike.

Entrance Hall

Having wood effect laminate flooring, front aspect part obscure glazed galvanised main entrance door, telephone point.

Lounge



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

Kitchen/Diner



Having stone effect flooring, front aspect upvc double glazed window, rear aspect part obscure glazed galvanised door to garden with upvc side window, fitted wall and floor units to cream with wood worktops and tiled splashbacks, inset stainless steel sink with drainer, vegetable preparation and chrome Chef's tap, integrated electric oven with gas hob over and extractor hood, under counter space and plumbing for appliances, under stairs storage, two radiators.

Guest Cloakroom

Having ceramic tiled flooring, front aspect obscure upvc double glazed window, low flush wc, pedestal wash hand basin with chrome hot and cold taps, radiator.

Stairs/Landing

Carpeted, wooden spindle staircase, access to roof space.

Bedroom One



Carpeted, two front aspect upvc double glazed windows, fitted wardrobes, tv point, two radiators.

En Suite Shower Room

Having wood effect laminate flooring, front aspect obscure upvc double glazed window, inset lights to ceiling, wash hand basin set to vanity cupboard with chrome monobloc tap, low flush wc, shower enclosure with plumbed shower, radiator.

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Bedroom Two



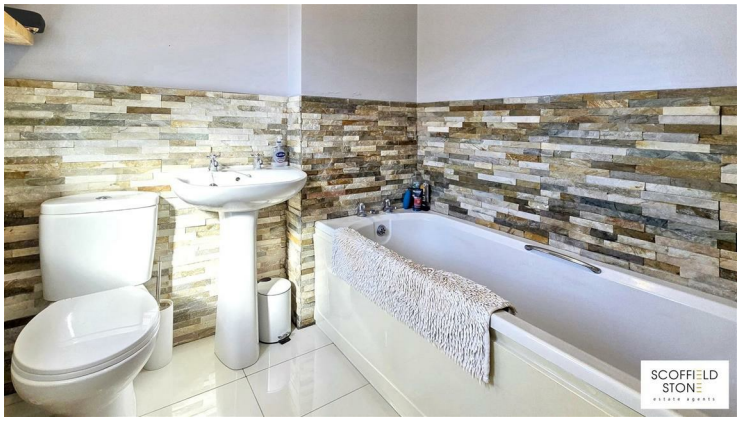
Having wood effect laminate flooring, front aspect upvc double glazed window, overstairs airing cupboard with hot water cylinder.

Bedroom Three



Having wood effect laminate flooring, rear aspect upvc double glazed window.

Bathroom



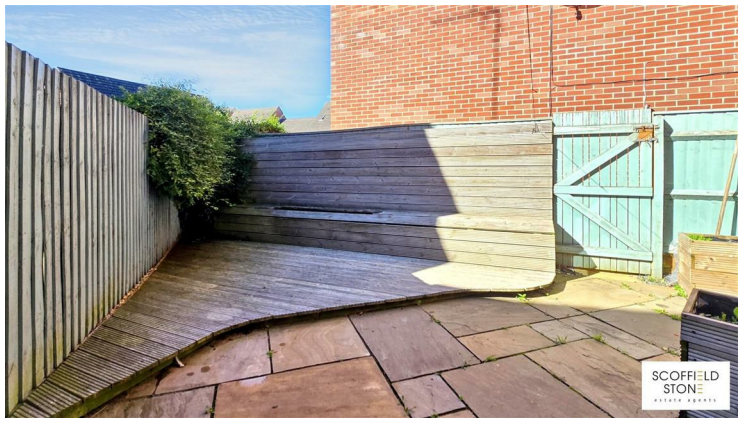
Having ceramic tiled flooring, rear aspect obscure upvc double glazed window, tiled splashbacks, bathtub with chrome hot and cold taps, pedestal wash hand basin with chrome hot and cold taps, low flush wc, radiator.

OUTSIDE

Frontage

To the front you will find a small garden with paving.

Rear Garden



To the rear you will find an enclosed low maintenance patio garden with a mixture of stone paved and wooden decked patio.

Garage and Driveway



To the left of the property is a Coahchouse, where a single garage and driveway can be found. The garage is leasehold and attracts a "peppercorn" rent.

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, 2 bathrooms, 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 - OK, Three - Good, EE -

Good
Parking: Driveway and Garage
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: Hatch on landing

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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/8re6iQUaZcXNVN6xebkcKQ/view

Location / what3words
what3words ///match.micro.shelving

Buying to Let?
Guide achievable rent price: £1,100pcm

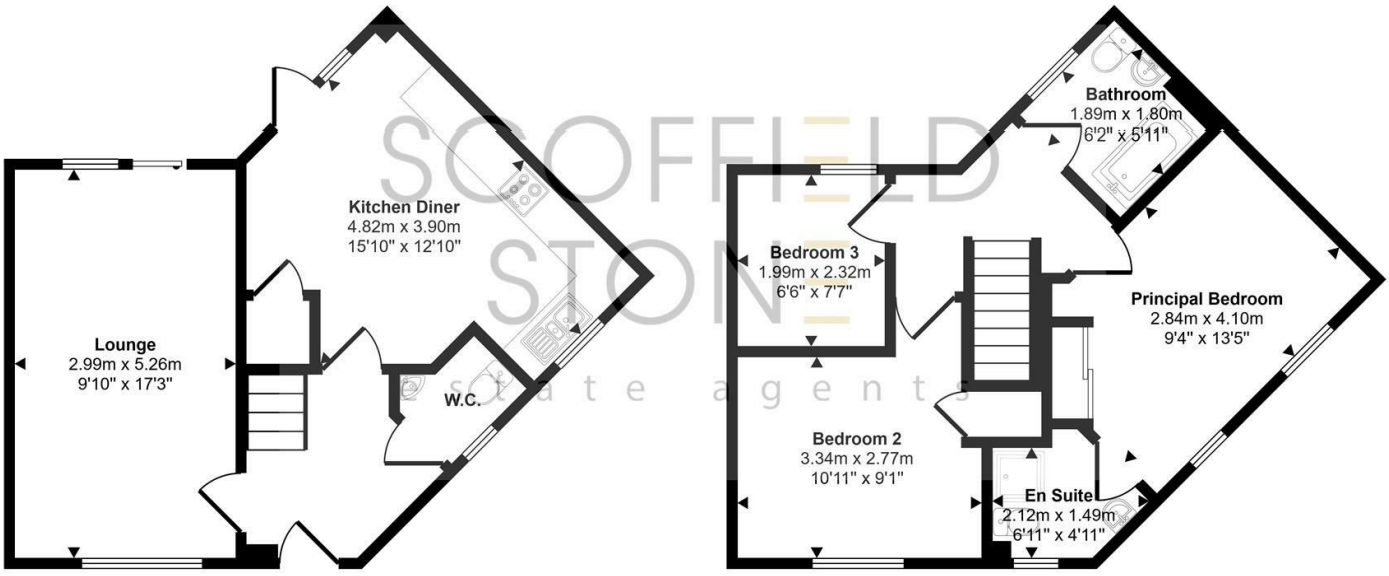
The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this 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 or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

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 charge of £25 per person to cover the cost of these checks.

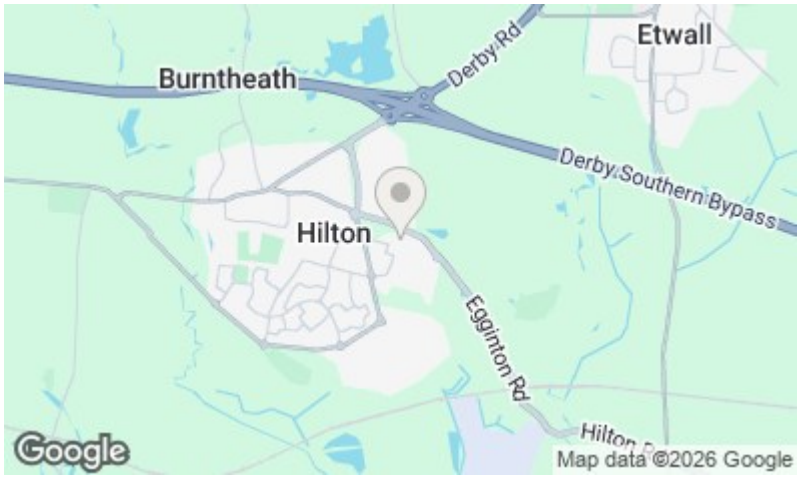
Approx Gross Internal Area
81 sq m / 873 sq ft

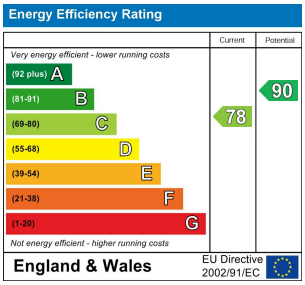


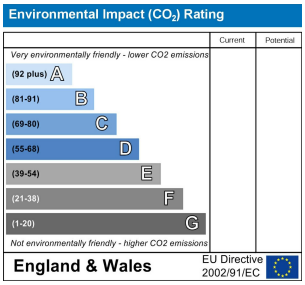
Ground Floor
Approx 40 sq m / 433 sq ft

First Floor
Approx 41 sq m / 440 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.







Hilton Office
Unit 6, Neighbourhood Centre
Witham Close,
Hilton, Derby DE65 5JR

t: Sales 01283 777100
t: Lettings 01332 511000
e: info@scoffieldstone.co.uk
w: **www.scoffieldstone.co.uk**

Co Reg No. 8975758 VAT No. GB186513980