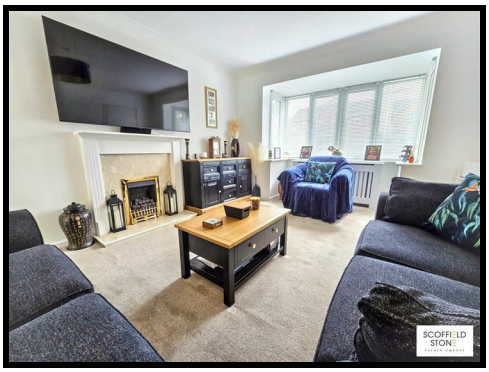
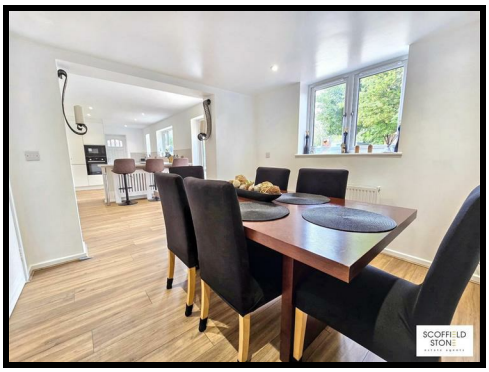
SCOFFIELD STONE
estate agents









21 Sandford Brook, Hilton, Derby, DE65 5HQ

£465,000

CHAIN FREE – A substantially extended 1,682 sq ft, 4 double bedroom detached home in an end-of-cul-de-sac position in Hilton. Featuring a principal en suite, solar panels, double garage, first floor balcony, study, private low-maintenance walled garden and an exceptional driveway providing parking for approximately 8 vehicles.

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

21 Sandford Brook, Hilton, Derby, DE65 5HQ

Summary Description

Occupying an appealing end-of-cul-de-sac position in Hilton, 21 Sandford Brook is a substantial and thoughtfully extended four double bedroom detached family home, offering approximately 156 square metres (1,682 square feet) of versatile accommodation. Offered for sale chain free, the property combines excellent living space with an unusually generous driveway providing parking for approximately 8 vehicles, an attached double garage and solar panels.

The ground floor includes a welcoming entrance hall, bay-fronted lounge and an impressive open plan breakfast kitchen with contemporary gloss units, integrated appliances, breakfast bar and French doors opening onto the garden. Further accommodation includes a separate dining room, dedicated study, utility room and guest cloakroom. Upstairs are 4 double bedrooms, with the principal bedroom featuring fitted wardrobes and its own en suite shower room, alongside a separate family bathroom. The substantial extension has also created an attached double garage and an excellent first floor balcony, accessed directly from the landing and providing a distinctive space for outdoor seating and entertaining. Outside, the private walled rear garden has been landscaped for low maintenance, while the extensive frontage offers exceptional off-road parking.

Hilton is a popular South Derbyshire village offering a good range of everyday amenities, community facilities and local schooling. The village is conveniently positioned for access towards Derby and Burton upon Trent, with nearby road connections providing links to surrounding employment centres and the wider regional network. Combining substantial accommodation, practical family features and a tucked-away cul-de-sac setting, this is a distinctive Hilton home with plenty to offer.

Entrance Hall

A welcoming entrance hall with wood effect flooring, front facing part obscure glazed composite entrance door, telephone point and radiator.

Lounge

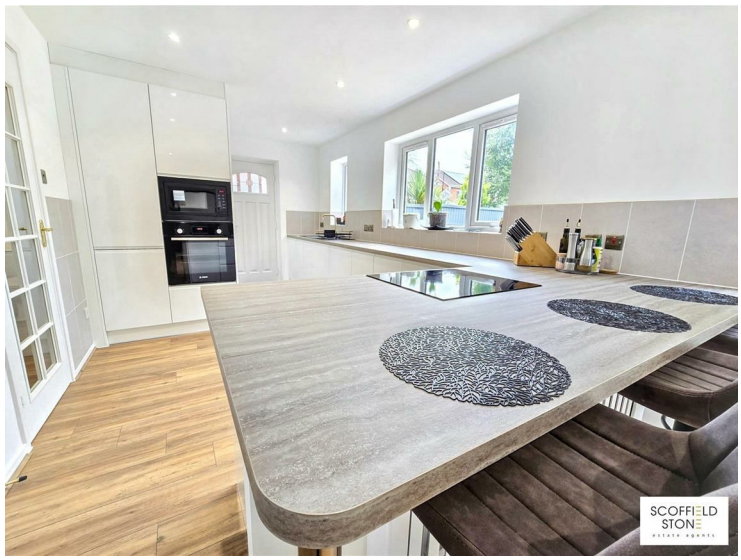
11'5 x 15'8 (3.48m x 4.78m)



A comfortable reception room with carpeted flooring and a front facing UPVC double glazed bay window providing plenty of natural light. An Adam style fireplace with inset living flame gas fire creates an attractive focal point, complemented by a TV point and radiator.

Breakfast Kitchen

23'9 x 13'0 (7.24m x 3.96m)



An impressive and particularly generous open plan kitchen, ideal for both everyday family life and entertaining. Finished with wood effect laminate flooring and inset ceiling lighting, the room features rear facing UPVC double glazed French doors opening directly onto the garden, a rear facing window and a part obscure glazed composite door providing access to the side passage.

The kitchen is fitted with a comprehensive range of contemporary gloss white wall and floor units, stone effect worktops, tiled splashbacks and a breakfast bar. Appliances include an integrated electric oven, microwave, fridge freezer and

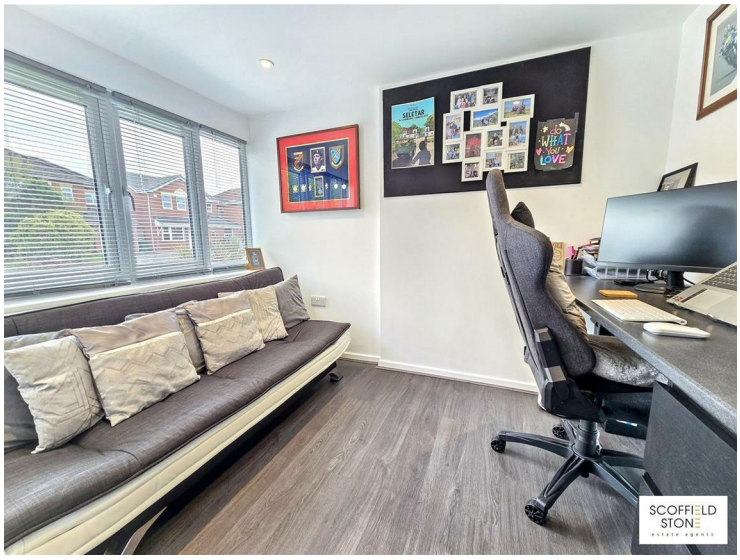
dishwasher. A composite sink incorporates a drainer, vegetable preparation bowl and monobloc mixer tap, while a retro style vertical radiator completes the space.

Dining Room
14'2 x 9'7 (4.32m x 2.92m)



A well proportioned separate dining room with wood effect laminate flooring, rear facing UPVC double glazed window, inset ceiling lighting and radiator. An internal door provides convenient access to the attached double garage.

Study
7'4 x 9'5 (2.24m x 2.87m)



Providing a useful dedicated home working space, the study features wood effect flooring, front facing UPVC double glazed windows and a radiator.

Utility Room
7'3 x 6'3 (2.21m x 1.91m)
A practical utility room fitted with a range of wall and floor units, worktop and stainless steel sink with drainer, vegetable preparation bowl and chrome monobloc mixer tap. There is under counter space and plumbing for appliances, wood effect laminate flooring and a chrome heated towel rail.

Guest Cloakroom
4'11 x 5'3 (1.50m x 1.60m)
Finished with wood effect laminate flooring and comprising a fitted base unit with worktop and contemporary inset wash hand basin with monobloc mixer tap, together with a low flush WC. A side facing obscure UPVC double glazed window provides natural light, with a radiator completing the room.

Stairs and Landing
A carpeted staircase with traditional wooden spindle balustrade rises to the first floor landing, where there is an airing cupboard, radiator, access to the roof space and direct access to the balcony.

Principal Bedroom
13'7 x 9'11 (4.14m x 3.02m)



A generously proportioned principal bedroom with carpeted flooring, two front facing UPVC double glazed windows and fitted wardrobes with mirrored sliding doors. Radiator and access to the en suite shower room.

En Suite Shower Room
7'1 x 3'10 (2.16m x 1.17m)
Featuring wood effect flooring and tiled splashbacks, the en suite comprises a vanity mounted wash hand basin with chrome monobloc mixer tap, low flush WC and shower enclosure with electric shower. Front facing obscure UPVC double glazed window and chrome heated towel rail.

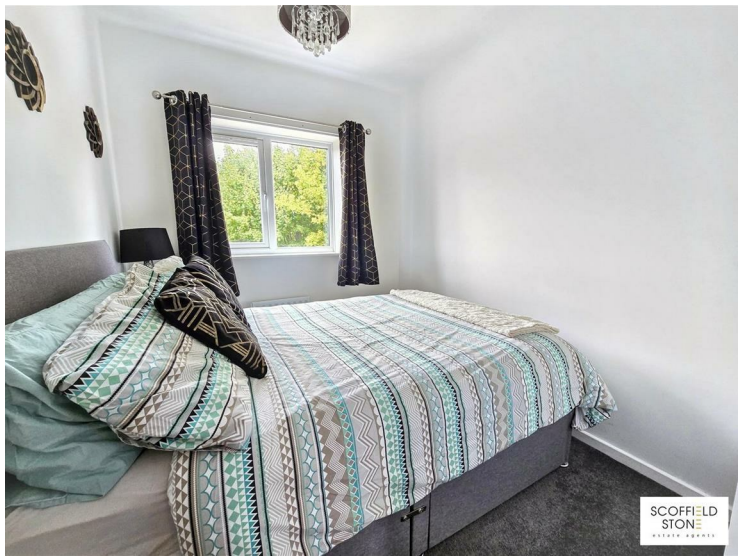
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Bedroom Two
8'7 x 10'6 (2.62m x 3.20m)



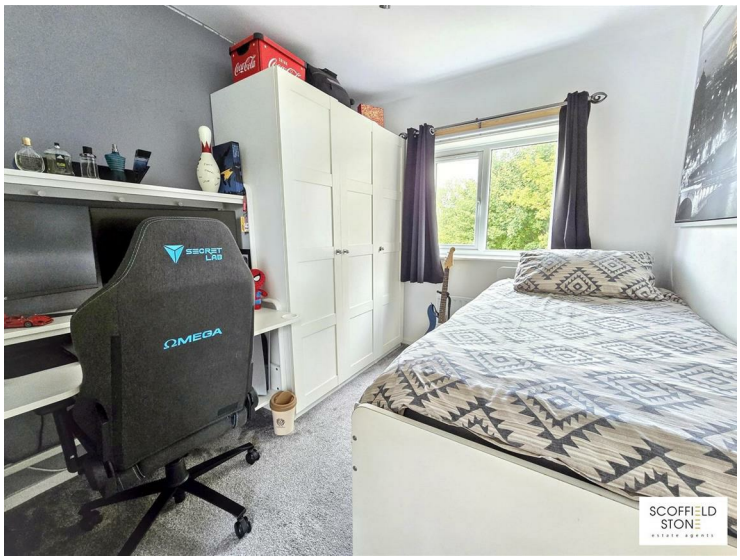
A well proportioned double bedroom with carpeted flooring, rear facing UPVC double glazed window and radiator.

Bedroom Four
7'0 x 9'6 (2.13m x 2.90m)



A versatile fourth bedroom with carpeted flooring, rear facing UPVC double glazed window and radiator.

Bedroom Three
7'10 x 9'8 (2.39m x 2.95m)



Another comfortable bedroom with carpeted flooring, rear facing UPVC double glazed window and radiator.

Family Bathroom
8'8 x 3'10 (2.64m x 1.17m)



Finished with wood effect flooring and tiled splashbacks, the family bathroom comprises a vanity mounted wash hand basin with chrome monobloc mixer tap, low flush WC and bathtub with chrome mixer tap and electric shower over. Side facing obscure UPVC double glazed window and radiator.

OUTSIDE

21 Sandford Brook, Hilton, Derby, DE65 5HQ

First Floor Balcony
20'5 x 25'9 (6.22m x 7.85m)



A particularly appealing feature of the extended accommodation, the first floor balcony is accessed directly from the landing and positioned above the dining room and garage extension. Providing an excellent space for outdoor seating and alfresco relaxation, it features all weather decking, balustrading and two external power sockets.

Double Garage
20'4 x 15'6 (6.20m x 4.72m)

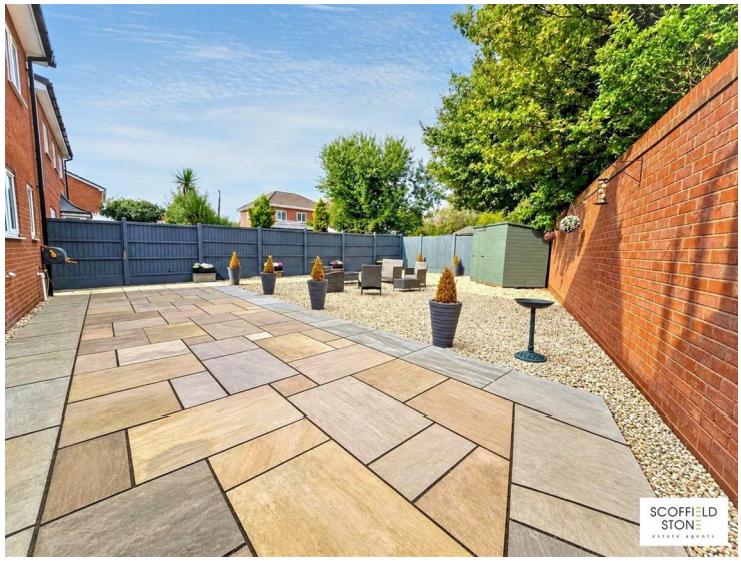
An attached double garage with an internal door providing direct access to the dining room. The garage benefits from an electric roller shutter door, lighting and power.

Frontage and Driveway



The property enjoys an extensive block paved driveway providing off road parking for approximately 7 to 8 vehicles. An attractive stone paved pathway leads to the main entrance, complemented by a low maintenance artificial lawn.

Rear Garden



The enclosed rear garden has been attractively landscaped with ease of maintenance in mind, creating a private outdoor space featuring a combination of stone paved patio areas and decorative gravel. A gated side passage provides access to the front of the property, while additional practical features include an external power socket and cold water tap.

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
4 bedrooms, 2 bathrooms, 2 receptions
Accessibility adaptations: None
Loft: insulated and unboarded, accessed by Hatch on the landing ceiling
Outside areas: Front garden and Rear garden

Services
Mains electricity
Solar panels: owned outright
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone ok, Three good, EE good
Parking: Garage and Driveway
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: no

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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/3wEkpBaHaE7FsCVEo2mvPH/view

Buying to Let?

Guide achievable rent price: £2000pcm

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.

Location / what3words

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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
156 sq m / 1682 sq ft

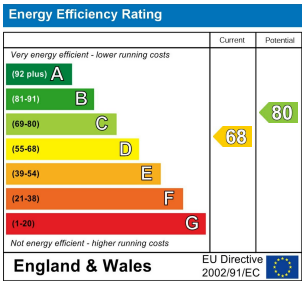


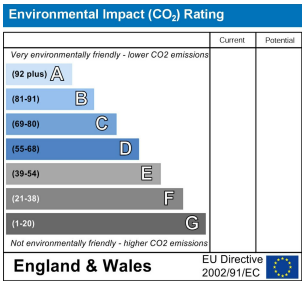
Ground Floor
Approx 100 sq m / 1079 sq ft

First Floor
Approx 56 sq m / 603 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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