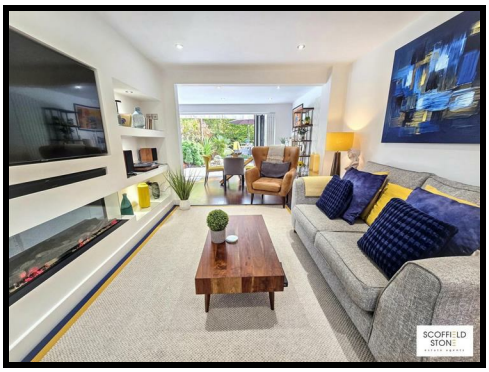
SCOFFIELD STONE
estate agents









115 Avon Way, Hilton, Derby, Derbyshire, DE65 5AE

£425,000

STYLE, SPACE AND A STUNNING GARDEN! This beautifully presented four bedroom detached home occupies a desirable cul de sac position in Hilton. Featuring impressive open plan living, a contemporary kitchen, separate study and exceptional landscaped garden, this stylish family home offers quality finishes, privacy and practical everyday living.

naea | propertymark PROTECTED
arla | propertymark PROTECTED
The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.GOV.UK

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

115 Avon Way, Hilton, Derby, Derbyshire, DE65 5AE

Summary Description

Occupying an attractive cul de sac position within the popular Derbyshire village of Hilton, 115 Avon Way is an exceptionally well presented four bedroom detached family home, offering approximately 112 square metres (1,205 square feet) of thoughtfully arranged accommodation. Set along a private driveway shared with just three other properties, this freehold home combines a peaceful setting with contemporary interiors, quality finishes and a beautifully landscaped rear garden. With driveway parking for two vehicles, the property offers an appealing balance of style, comfort and practicality.

The impressive open plan kitchen, dining and living area forms the heart of the home, providing a welcoming and sociable setting for family life and entertaining. A contemporary fitted kitchen, quality oak engineered flooring and a striking media wall contribute to the stylish interior, while bi-folding doors create a natural connection with the garden. A separate study provides valuable home working space, complemented by a practical utility room and ground floor WC. Upstairs, four well proportioned bedrooms include a principal bedroom with en suite, alongside a contemporary family shower room. Outside, the enclosed rear garden is a particular highlight, thoughtfully landscaped with composite decking, artificial lawn, established planting and carefully positioned lighting, creating an attractive and versatile space for outdoor relaxation and entertaining.

Hilton is a well established South Derbyshire village offering an excellent range of everyday amenities, including shops, eateries, healthcare facilities and recreational spaces. Local primary education is provided by Hilton Spencer Academy and The Mease Spencer Academy, with John Port Spencer Academy in nearby Etwall offering secondary education. Convenient access to the A50 and A38 connects Derby, Burton upon Trent and the wider Midlands, while regular Villager bus services provide additional transport links.

Entrance Hall

5'10 x 16'2 (1.78m x 4.93m)

A welcoming entrance hall, finished with attractive Studio Chocolate Oak lacquered engineered wood flooring and a carpeted matwell. A partially glazed composite entrance door allows natural light into the space, while recessed ceiling spotlights and a contemporary vertical radiator complete the modern presentation.

Study

7'10 x 9'5 (2.39m x 2.87m)



A versatile home office or study, ideal for those working remotely or requiring a dedicated workspace. Featuring a front facing UPVC double glazed window with fitted shutters, comfortable carpeting and a contemporary vertical radiator.

Utility Room / WC

11'5 x 5'8 (3.48m x 1.73m)

A stylish and practical utility room incorporating a convenient ground floor WC. Beautifully appointed with contemporary Magnet Fusion Blue wall and base units, complemented by contrasting Black Sparkle worktops and an inset stainless steel sink with chrome mixer tap.

Additional features include attractive cushion flooring, recessed ceiling spotlights, plumbing and space for a washing machine, and a radiator. A partially obscured composite door provides direct access to the garden.

Kitchen / Diner

24'11 x 8'7 (7.59m x 2.62m)





The impressive open plan kitchen and dining area forms the heart of the home, creating a wonderfully sociable space that flows seamlessly into the adjoining lounge. Designed with both everyday family living and entertaining in mind, the room combines contemporary styling with excellent practicality.

The kitchen features an attractive range of Magnet Fusion Blue wall and base units, complemented by striking Black Sparkle worktops and an inset composite sink with mixer tap. A

particularly useful addition is the instant hot water tap, providing added convenience for everyday kitchen tasks. Integrated appliances include an induction hob with extractor hood above, electric oven and microwave.

Beautiful Studio Chocolate Oak lacquered engineered wood flooring extends throughout, creating a rich, cohesive finish, while recessed ceiling spotlights provide contemporary illumination. To the rear, bi-folding doors open directly onto the landscaped garden, encouraging indoor and outdoor living, with a further UPVC double glazed window providing additional natural light. Both the doors and window benefit from fitted shutters, while a contemporary vertical radiator completes the accommodation.

Lounge
9'3 x 15'10 (2.82m x 4.83m)



A beautifully presented lounge combining contemporary design with a comfortable and inviting atmosphere. The standout feature is an impressive full width media wall, incorporating integrated display shelving and a recessed contemporary electric fire, creating an attractive focal point.

A front facing UPVC double glazed bay window with fitted shutters brings natural light into the room, while the Studio Chocolate Oak lacquered engineered wood flooring provides a warm and sophisticated finish. Further features include recessed ceiling spotlights, a radiator, television connection and Virgin Media point. The open plan connection to the kitchen and dining area makes this an excellent space for both relaxing and entertaining.

Stairs and Landing
12'9 x 3'7 (3.89m x 1.09m)
An attractive carpeted staircase rises to the first floor, featuring a striking combination of glass balustrading, oak newel posts and matching handrail, providing a stylish architectural feature.

The landing benefits from recessed ceiling spotlights, an airing cupboard housing the gas combination boiler and access to the roof space.

Bedroom One
11'4 x 9'3 (3.45m x 2.82m)



A well presented principal bedroom offering a comfortable and contemporary retreat. Featuring attractive wood effect laminate flooring, fitted wardrobes providing practical storage and a front facing UPVC double glazed window with fitted shutters. Recessed ceiling spotlights and a radiator complete the room, with the added convenience of a private en suite shower room.

En Suite Shower Room
7'4 x 4'4 (2.24m x 1.32m)
A stylishly appointed en suite featuring a shower enclosure with a plumbed shower and contemporary wet wall splashbacks. A fitted vanity unit neatly incorporates the WC and wash hand basin with chrome monobloc tap, providing a streamlined finish.

Additional features include attractive cushion flooring, a radiator and a side facing obscured UPVC double glazed window with fitted shutters, offering natural light and privacy.

115 Avon Way, Hilton, Derby, Derbyshire, DE65 5AE

Bedroom Two
11'8 x 12'0 (3.56m x 3.66m)



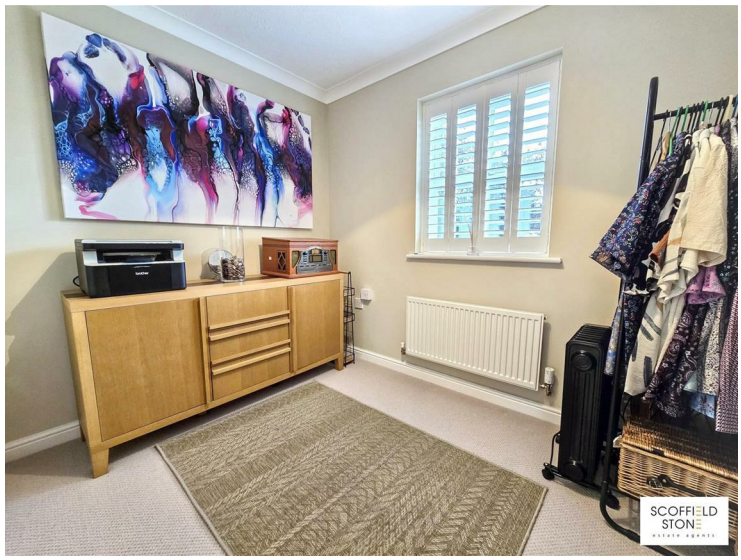
A generously proportioned and characterful bedroom, enhanced by an attractive sloping ceiling and two front facing UPVC double glazed windows, both fitted with shutters. The room benefits from comfortable carpeting, a fitted wardrobe and useful eaves storage, providing excellent practicality. Two radiators complete the accommodation.

Bedroom Three
9'2 x 8'11 (2.79m x 2.72m)



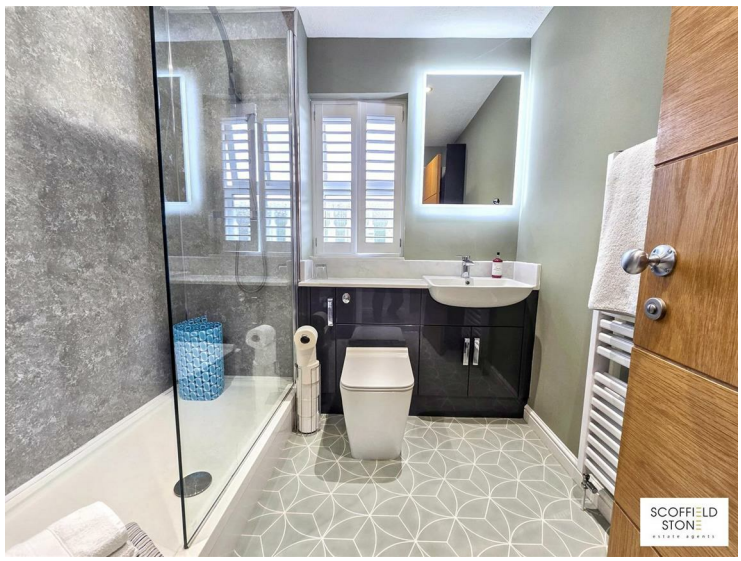
A comfortable and versatile bedroom overlooking the rear of the property, suitable for use as a child's bedroom, guest accommodation or additional home office. Featuring a rear facing UPVC double glazed window with fitted shutters, carpeting and a radiator.

Bedroom Four
8'8 x 6'9 (2.64m x 2.06m)



A further well presented bedroom enjoying a rear facing aspect, offering flexibility for growing families, visiting guests or those requiring additional workspace. The room features comfortable carpeting, a UPVC double glazed window with fitted shutters and a radiator.

Family Shower Room
6'8 x 6'9 (2.03m x 2.06m)



A beautifully appointed contemporary family bathroom, featuring a spacious walk-in shower enclosure with a plumbed rainfall shower, creating a luxurious yet practical bathing space.

A stylish vanity unit incorporates the WC and wash hand basin with chrome monobloc tap, while a fitted storage and display cabinet provides useful additional storage. Attractive cushion flooring, recessed ceiling spotlights and a heated towel rail complete the modern finish.

A rear facing obscured UPVC double glazed window with fitted shutters provides natural light while maintaining privacy.

115 Avon Way, Hilton, Derby, Derbyshire, DE65 5AE

OUTSIDE

Frontage and Driveway
Occupying an attractive position along a private driveway shared with just three neighbouring properties, the home enjoys a pleasant approach with a sense of exclusivity.

The frontage is neatly presented with an attractive decorative planted border, while a double width tarmacadam driveway provides convenient off-road parking for two vehicles. Additional parking is available in the 'pull in' section of the driveway, directly opposite the house.

Rear Garden





An exceptional feature of the property is its beautifully landscaped, enclosed rear garden, which has been thoughtfully designed to create a stylish and inviting outdoor living space.

Finished to an impressive standard, the garden combines composite decking with a neatly maintained artificial lawn and attractive planted borders, creating an appealing, low maintenance setting for relaxing, dining and entertaining.

Carefully positioned outdoor lighting enhances the garden's atmosphere, making it equally inviting during the evening, while CCTV provides additional security.
Practical features include an outside cold water tap, external power socket and gated side access leading to the front of the property.

The overall result is a superb extension of the living accommodation, offering a private and beautifully presented outdoor space that can be enjoyed throughout the year.

Additional Information
Ring CCTV cameras all around outside inc Ring/camera doorbell.
Electric blackout blind to front porch.
Electric canopy over rear bi folds doors /decking.
Media wall TV/Soundbar available by separate negotiation.
Outside keysafe.
Water fountains features front and rear gardens.
Security lighting front/side/rear(as well as decorative lighting).
New windows to front inc door/porch.(3/4 years)
New Combi boiler (2025)

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, 1 reception
Accessibility adaptations: None
Loft: insulated and unboarded, accessed by THROUGH HATCH ON 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 10th Dec 2024
Heating features: None
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone ok, Three good, EE good
Parking: Driveway and Private
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
Long-term flood risk: yes — River and sea flooding risk: Very Low; Surface water flooding risk: Very Low; Reservoir flooding risk: At risk; Groundwater flooding risk: Unlikely
Onward chain: no
All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.
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/QSbLTT2X2hH2k7zThDL2E8/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.

Words from the seller
The house has been my home for the last 14 years of which time I have enjoyed living here. I have had , over the years, modernised and remodeled the house to how it looks today. It has an open

plan feel without being too open. The rear bi fold doors bring the garden inside all year round .Also I included a total transformation of both the front and rear gardens. I have tried to create a Mediterranean feel to the rear garden with the palm trees ,decking and lighting in separate seating areas. Both front and rear gardens are relatively maintenance free most of the year with night time illumination .

Before buying this house I previously lived the other side of Hilton for a few years but find 115 Avon Way is quietly tucked away behind the hedges/railings with plenty of parking set back from the road which gives it a bit of a secluded feel to it. That was a main factor when I bought it .

The only reason I am looking to move is that now I have retired I am looking to downsize from a 4 bed to a 2/3 bed house/bungalow. I am sure whoever buys it will enjoy it as much as I have.

Location / what3words

what3words ///exonerate.goggle.month

Buying to Let?

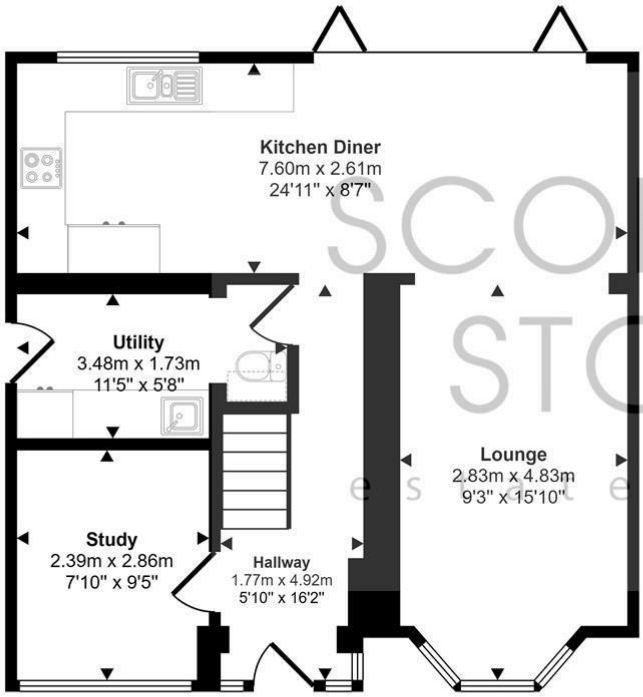
Guide achievable rent price: £1700pcm

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.

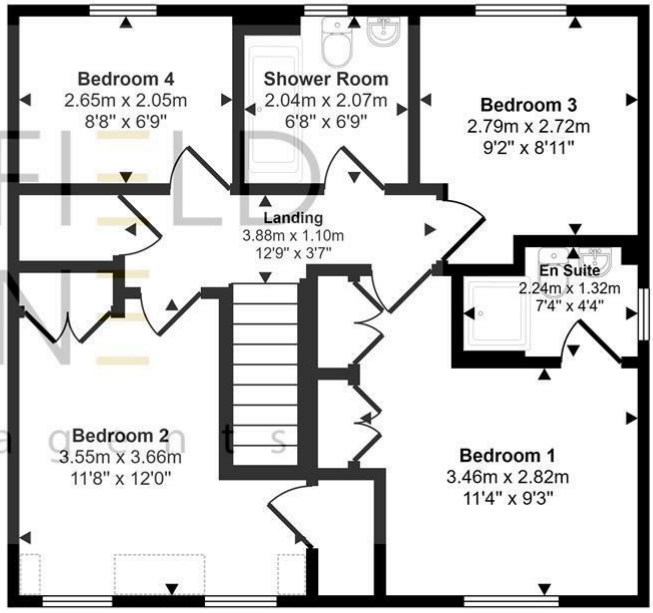
ID Checks for buyers

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
112 sq m / 1205 sq ft



Ground Floor
Approx 57 sq m / 610 sq ft

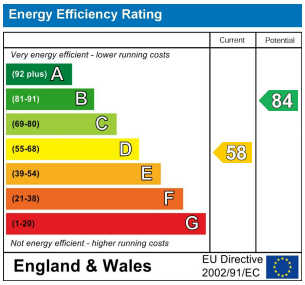


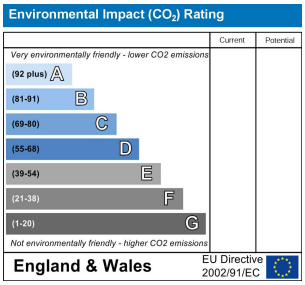
First Floor
Approx 55 sq m / 595 sq ft

Denotes head height below 1.5m

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