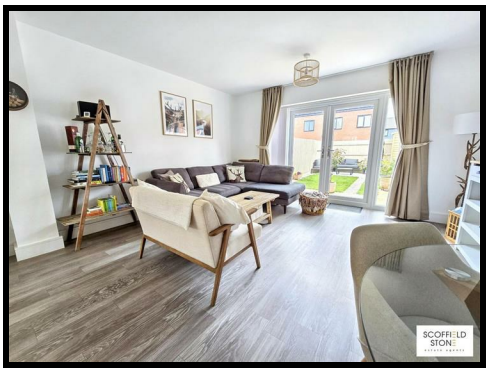
SCOFFIELD STONE
estate agents



SCOFFIELD
STONE
estate agents
Sold

6 Errwood Close, Hilton, Derby, DE65 5SF

Or Nearest Offer £230,000

A modern three bedroom end terraced home positioned within a quiet Hilton cul de sac on the popular St Modwen development. Offering open plan living, en suite shower room, tandem driveway parking and an attractive low maintenance garden, this well presented property is ideal for first time buyers and young families.

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

6 Errwood Close, Hilton, Derby, DE65 5SF

Summary Description

Scoffield Stone are pleased to present this well maintained three bedroom end terraced home, positioned within a quiet cul de sac on the popular St Modwen Homes development in Hilton, Derbyshire. Offering approximately 74 square metres (797 square feet) of accommodation, this modern Freehold property is ideally suited to first time buyers, young families or those looking to downsize whilst retaining practical living space and off road parking.

The accommodation is thoughtfully arranged around an open plan family living area, creating a sociable and versatile ground floor layout. The lounge and dining space benefits from French doors opening directly onto the landscaped rear garden, allowing for plenty of natural light and easy indoor outdoor living. The contemporary kitchen is fitted with a range of integrated appliances alongside stylish Metro tiled splashbacks and Karndean flooring. Further ground floor features include a guest cloakroom/WC and welcoming entrance hall. To the first floor are three bedrooms, including a principal bedroom with fitted wardrobe and en suite shower room, together with a modern family bathroom. Outside, the property enjoys a low maintenance enclosed rear garden with patio seating area, decorative finishes and gated access to the tandem driveway.

Hilton remains one of South Derbyshire's most popular residential villages, offering a wide range of everyday amenities including supermarkets, shops, cafes, public houses and healthcare facilities. The property is well placed for access to local schooling, public transport links and major road networks including the A50, providing convenient connections to Derby, Burton upon Trent and the wider Midlands region.

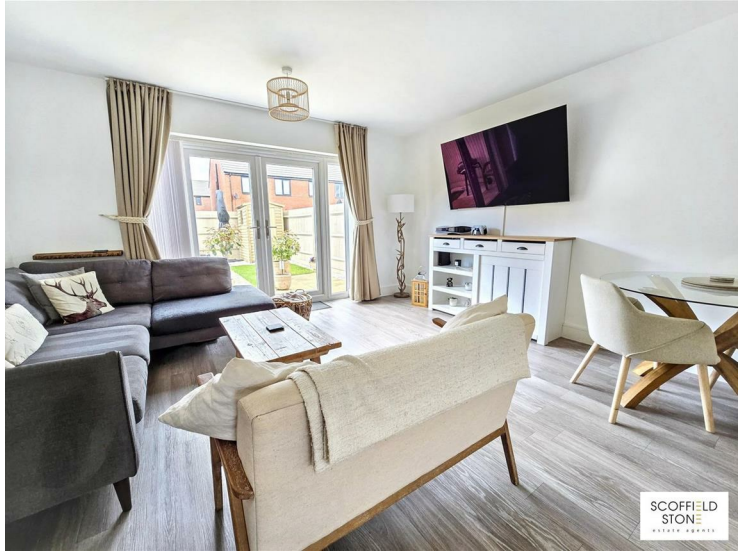
Entrance Hall

Featuring wood effect Karndean flooring, radiator and a front aspect composite entrance door providing access into the property.

Open Plan Family Area

Lounge Diner

13'11" x 15'9" (4.25 x 4.81)



A spacious open plan living and dining area featuring wood effect Karndean flooring, rear aspect uPVC double glazed French doors opening onto the garden, together with television and telephone points and radiator.

Kitchen

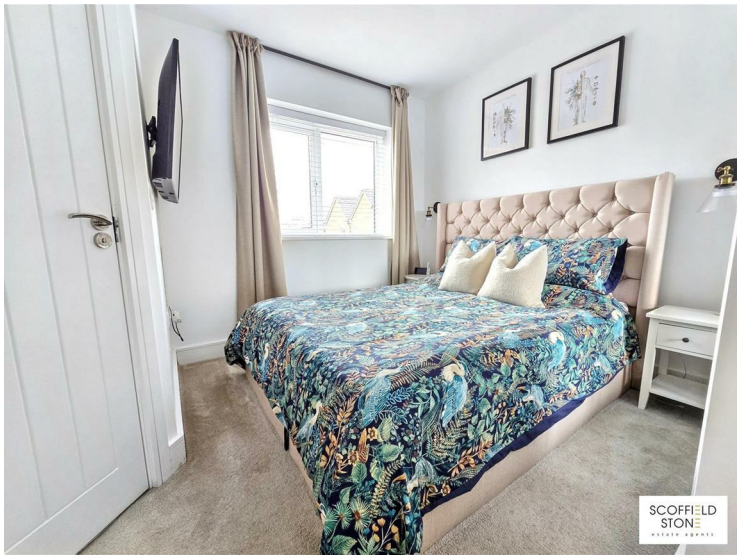
6'7" x 12'4" (2.02 x 3.76)

Fitted with a range of contemporary white wall and base units complemented by wood effect roll edge work surfaces and Metro style tiled splashbacks. Having wood effect Karndean flooring, front aspect uPVC double glazed window and inset ceiling lighting. Integrated appliances include a double electric oven, gas hob with chimney style extractor hood, slimline dishwasher and fridge/freezer. Further benefiting from an inset composite sink with drainer and monobloc tap, plumbing and space for washing machine, wall mounted gas combination boiler, plinth lighting and radiator.

Guest Cloakroom / WC
Appointed with wood effect Karndean flooring, front aspect obscure uPVC double glazed window and inset ceiling lighting. Fitted with a low flush WC, pedestal wash hand basin with chrome monobloc tap and radiator.

Stairs / Landing
Carpeted staircase with wooden spindle balustrade leading to the first floor landing, with access to loft space.

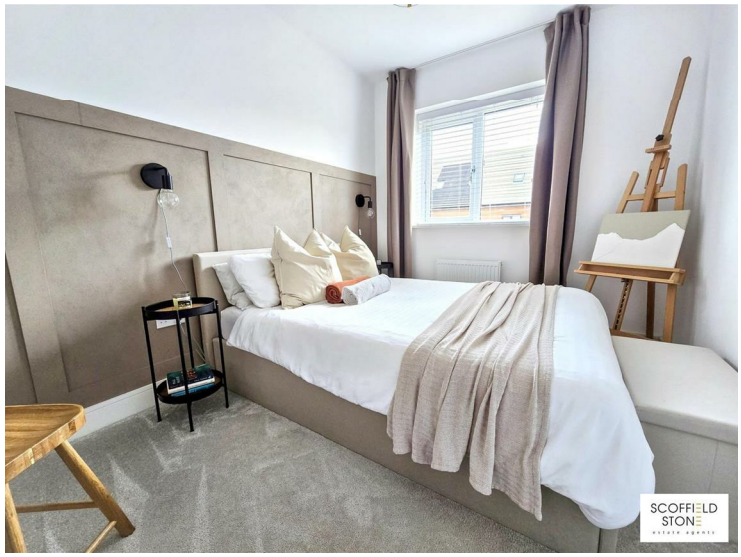
Bedroom One
8'2" x 10'7" (2.49 x 3.24)



A well proportioned principal bedroom having carpeted flooring, front aspect uPVC double glazed window, fitted wardrobe, over stairs storage cupboard, television and telephone points and radiator.

En Suite Shower Room
5'4" x 6'2" (1.64 x 1.89)
Fitted with ceramic tile effect flooring, obscure uPVC double glazed window to the front elevation and inset ceiling lighting. Comprising low flush WC, pedestal wash hand basin with chrome monobloc tap, tiled splashbacks and shower enclosure with electric shower.

Bedroom Two
7'11" x 11'8" (2.43 x 3.56)



Having carpeted flooring, rear aspect uPVC double glazed window, decorative wall panelling and radiator.

Bedroom Three
5'3" x 10'7" (1.61 x 3.25)

Having carpeted flooring, rear aspect uPVC double glazed window, walk in storage cupboard and telephone point.

Bathroom
6'9" x 5'4" (2.06 x 1.65)

Appointed with ceramic tile effect flooring, inset ceiling lighting and tiled splashbacks. Fitted with a low flush WC, pedestal wash hand basin with chrome monobloc tap and panelled bath with chrome mixer tap and shower attachment. Further benefiting from a heated towel rail and shaving point.

OUTSIDE

Frontage and Driveway
Off road parking is provided by a tarmacadam tandem driveway positioned to the side of the property, whilst a neat lawned frontage helps create an attractive first impression.

Rear Garden

The enclosed rear garden has been attractively landscaped to include a paved patio seating area, lawn and decorative chippings. A gated access leads to the driveway, whilst an outdoor cold water tap and power socket are also provided.

Material Information
Verified Material Information

COSTS AND TENURE
Tenure: Freehold
Council tax band: C
EPC rating: B

THE BULDING
End-terrace house, standard brick and block construction
3 bedrooms, 2 bathrooms, 1 reception
Accessibility adaptations: None
Loft: insulated and unboarded, accessed by Via loft hatch on the 1st floor landing
Outside areas: Front garden and Rear garden

SERVICES
Mains electricity
Mains water
Mains foul drainage
No mains surface water drainage
Mains gas central heating, installed 11th Nov 2021
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 ok, Vodafone ok, Three ok, EE good
Parking: Driveway and Off Street

RISKS AND RESTRICTIONS
Not a listed building
Not in a conservation area
No tree preservation order

TITLE REGISTER RESTRICTIONS (DY572769):
- The property is subject to restrictive covenants (legal promises not to do certain things) contained in Transfers dated 2002, 2016, 2018, and 2021. These are common rules that limit how the land can be used to maintain the character of the area.
- A certificate is required from Hilton Valley Estate Management Company Limited before the property can be sold or leased. This is a standard procedure to ensure that any estate service charges (fees for maintaining shared areas like parks or private roads) are fully paid up by the seller.
- There is a standard restriction that prevents a single owner from selling the property without a court order. This is a common way to protect the financial interests of multiple owners or beneficiaries.
- The current owner must obtain written consent from HSBC UK Bank PLC before the property can be sold. This is a routine requirement for properties with a mortgage and will be handled by the solicitors during the sale.
Long-term flood risk: Low — River and sea flooding risk: Low; Surface water flooding risk: Very Low; Reservoir flooding risk: Low; Groundwater flooding risk: Unlikely
Onward chain: yes

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Follow the link for the full report:
https://moverly.com/sale/WadFrbeJL6eJnpvU1z4Hrn/view

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.

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

///lurching.investors.speedily

Buying to Let?

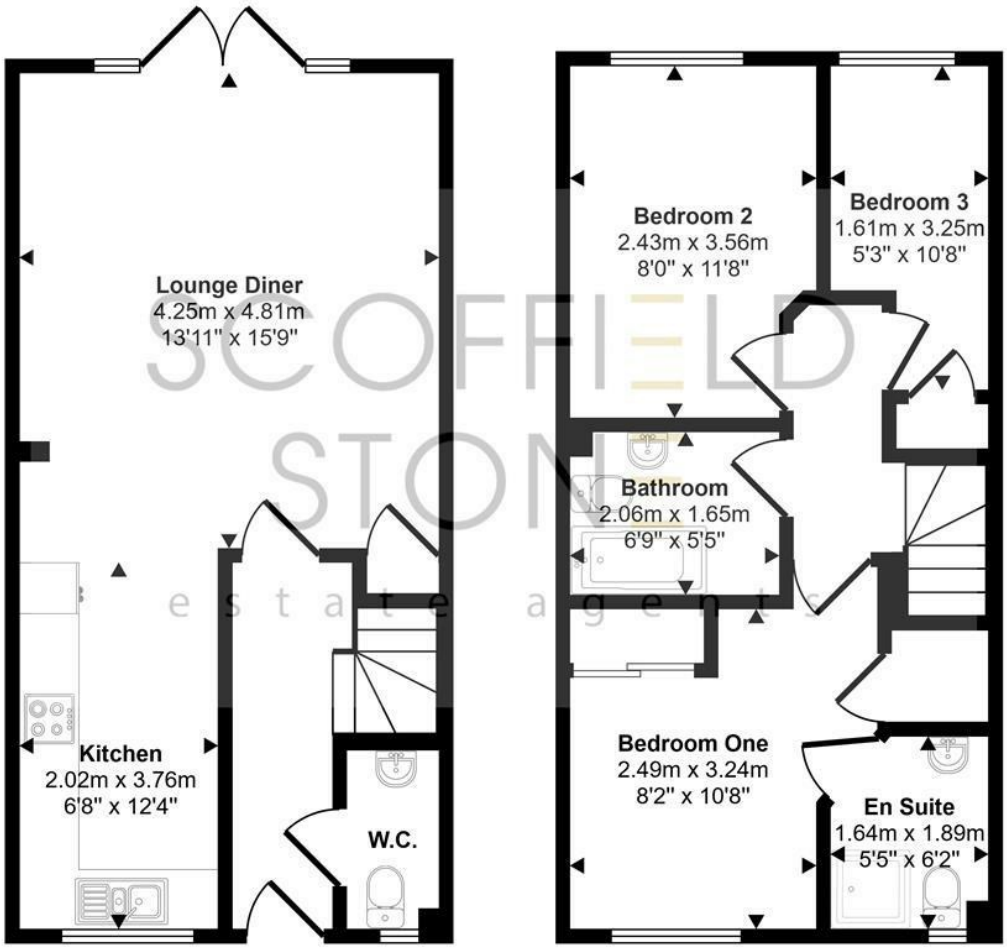
Guide achievable rent price: £1100pcm

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.

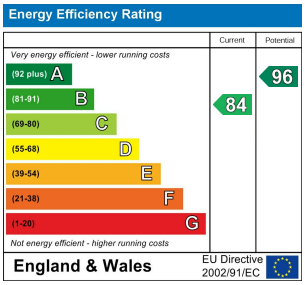
Approx Gross Internal Area
74 sq m / 797 sq ft

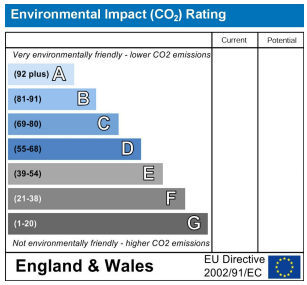


Ground Floor
Approx 37 sq m / 400 sq ft

First Floor
Approx 37 sq m / 397 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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