SCOFFIELD STONE
estate agents









4 Bancroft Close, Hilton, Derby, Derbyshire, DE65 5WB

£290,000

A well presented, chain free three bedroom detached home in the popular older part of Hilton village, offering driveway parking, garage, enclosed rear garden and practical living space ideal for first time buyers, young families or downsizers seeking a convenient South Derbyshire location.

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Summary Description

Situated within the sought after older part of Hilton village, 4 Bancroft Close is a well presented three bedroom detached home offered for sale with freehold tenure and the added advantage of being chain free. Positioned at a popular residential address, the property offers a practical and appealing layout that will suit first time buyers, growing families and downsizers looking for a comfortable home in a well connected village setting.

The accommodation includes a welcoming entrance hall, a bright open plan lounge and dining area with a front bay window, feature fireplace and French doors opening onto the rear garden. The kitchen is fitted with cream shaker style units, stone effect worktops, tiled splashbacks and useful under stairs storage, with direct access to the driveway. To the first floor, there are three bedrooms, two of which are well proportioned doubles, together with a versatile third bedroom that would also work well as a nursery, dressing room or home office. The bathroom is fitted with a P shaped bath with shower over, pedestal wash hand basin, low flush WC and chrome heated towel rail. Outside, the property benefits from an attractive lawned frontage, block paved driveway parking, a detached single garage and an enclosed, private rear garden with patio, lawn, decorative borders, sleeper planters and established planting.

Hilton remains one of South Derbyshire's most popular villages, offering convenient access to local shops, amenities, public houses, open green spaces and well regarded primary schooling. The location is also well placed for commuter routes, with access to Derby, Burton upon Trent, the A50, A38 and wider East Midlands road network, making this an excellent village home with strong everyday convenience.

Entrance Hallway

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

Lounge/Diner

13'7 x 22'6 (4.14m x 6.86m)



A bright and spacious open plan lounge and dining area, finished with wood effect laminate flooring and enjoying natural light from a front facing UPVC double glazed bay window. A contemporary stone effect Adam style fireplace with electric fire creates an attractive focal point, while rear facing UPVC double glazed French doors with side windows open directly onto the garden. The room also benefits from two radiators, TV point and telephone point.

Kitchen

8'0 x 8'11 (2.44m x 2.72m)



A well appointed kitchen fitted with ceramic tile effect flooring and a range of cream shaker style wall and base units, complemented by stone effect work surfaces and tiled splashbacks. There is an inset composite sink with drainer, vegetable preparation bowl and chrome mixer tap, together with under counter space and plumbing for appliances. A rear facing UPVC double glazed window overlooks the garden, while a side facing part obscure glazed composite door provides access to the driveway. Useful under stairs storage completes the space.

Stairs/Landing

A carpeted staircase with wooden spindle balustrade rises to the first floor landing, where there is a side facing UPVC double glazed window, access to the roof space and a practical walk in storage cupboard.

Bedroom One

9'7 x 11'1 (2.92m x 3.38m)



A comfortable principal bedroom with fitted carpet, front facing UPVC double glazed window, radiator and telephone point.

Bedroom Two

8'4 x 11'0 (2.54m x 3.35m)



A well proportioned second bedroom enjoying a rear facing UPVC double glazed window, fitted carpet, radiator and telephone point.

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Bedroom Three
7'0 x 8'2 (2.13m x 2.49m)



A versatile third bedroom with fitted carpet, front facing UPVC double glazed window and radiator, ideal as a bedroom, nursery, dressing room or home office.

Bathroom
8'0 x 5'4 (2.44m x 1.63m)



A stylish bathroom fitted with ceramic tile effect flooring, inset ceiling lighting and a rear facing obscure UPVC double glazed window. The suite includes a pedestal wash hand basin with chrome monobloc tap, low flush WC and P shaped bath with chrome taps and plumbed shower over. Tiled splashbacks and a chrome heated towel rail complete the room.

Outside

Frontage and Driveway
The property is approached via an attractive lawned frontage with a mature tree, creating a pleasant first impression. Off road parking is provided by a block paved driveway, which leads to the detached garage.

Garage
A detached single garage with metal up and over door, light and power, offering useful parking, storage or workshop potential.

Rear Garden



The enclosed rear garden offers an excellent degree of privacy and has been thoughtfully landscaped for both relaxation and easy maintenance. The garden features a paved patio, lawn, decorative gravel borders, sleeper planters, stone edging and established herbaceous planting. A potting shed and cold water tap provide further practical benefits.

Material Information
Verified Material Information

Costs and tenure
Tenure: Freehold
Council tax band: C
EPC rating: C

The building
Detached house, standard brick and block construction
1 reception
Accessibility adaptations: None
Loft: uninsulated and unboarded, accessed by Hatch

Outside areas: Rear garden and Front garden

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating, installed 27th Nov 2025
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three good, EE great
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/9opWxCQTaQpLiVDgpqCYAb/view

Buying to Let?

Guide achievable rent price: £1250pcm

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.

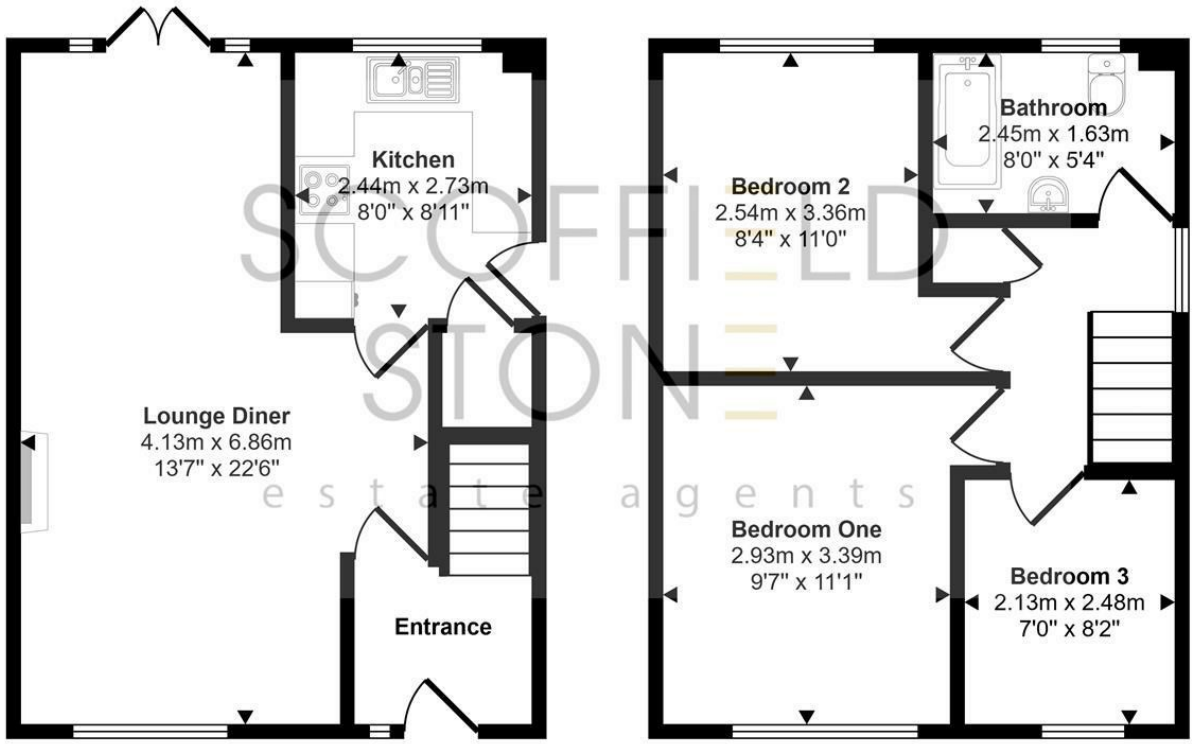
Location / what3words

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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
71 sq m / 765 sq ft

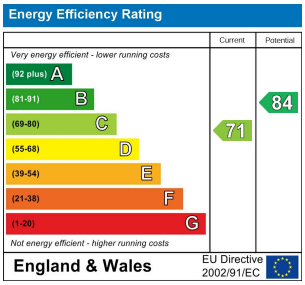


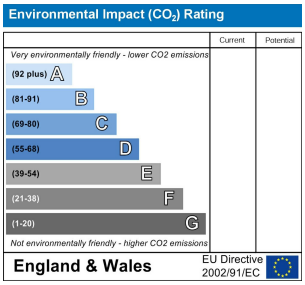
Ground Floor
Approx 36 sq m / 383 sq ft

First Floor
Approx 35 sq m / 382 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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