



**30 Astley Gardens, Hilton, Derby, DE65 5NZ**

**£245,000**

A modern three bedroom mid terrace home in a peaceful Hilton cul de sac, offering 81 square metres, 877 square feet of well planned space, two car driveway parking, en suite to principal bedroom, landscaped rear garden, and woodland views, close to village amenities, schools, and the A50.



Sales: 01283 777100  
Lettings: 01332 511000

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## 30 Astley Gardens, Hilton, Derby, DE65 5NZ

### Summary Description

Situated on a small, nearly new Owl Homes development on the eastern edge of Hilton, this freehold three bedroom mid terrace home offers well planned accommodation extending to 81 square metres (877 square feet). Tucked away in a peaceful cul de sac position with views towards woodland, the property is likely to appeal to first time buyers, young families, downsizers, and anyone seeking a modern home in a well connected village setting. The layout is practical and easy to live with, combining contemporary finishes with useful everyday features.

The accommodation includes an entrance hall with storage, a fitted guest cloakroom, and a well equipped kitchen diner with integrated oven, induction hob, fridge freezer, dishwasher, and washer dryer. To the rear, the lounge is a comfortable living space with French doors opening directly onto the garden, helping connect the inside and outside space. On the first floor there are three bedrooms, including a principal bedroom with its own en suite shower room, together with a family bathroom. Outside, the front provides block paved driveway parking for two cars, while the rear garden has been attractively landscaped with patio and lawn, plus outside power and water.

Hilton remains one of South Derbyshire's most popular villages thanks to its strong range of amenities, access to open countryside, and convenient road links. Local shops, schools, cafes, and everyday services are within easy reach, while the A50 provides straightforward connections to Derby, Burton upon Trent, and the wider Midlands road network. The village is also well placed for public transport and local walking routes, making this a strong option for buyers wanting both convenience and a quieter residential setting.

### Entrance Hall

3'6 x 16'11 (1.07m x 5.16m)

Having wood effect LVT flooring, front aspect part obscure composite main entrance door, under stairs storage, radiator.

### Lounge

15'3 x 11'1 (4.65m x 3.38m)



Having wood effect LVT flooring, rear aspect upvc double glazed French doors with side windows to garden, radiator, tv and telephone points.

### Kitchen/Diner

8'4 x 17'1 (2.54m x 5.21m)



Having wood effect LVT flooring, inset lights to ceiling, front aspect upvc double glazed window, fitted wall and floor units to shaker style with wood effect roll edge worktops, inset stainless steel sink with drainer, vegetable preparation and chrome monobloc tap, integrated electric oven with induction hob over and chimney style extractor hood, integrated fridge/freezer, integrated dishwasher, integrated washer/dryer, radiator, wall mounted gas combination boiler.

### Guest Cloakroom/WC

Having wood effect LVT flooring, front aspect obscure upvc double glazed window, low flush wc, wall mounted wash hand basin with chrome monobloc tap, radiator.

### Stairs/Landing

6'6 x 9'6 (1.98m x 2.90m)

Carpeted, wooden spindle staircase, fitted cupboard, access to roof space.

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## Principal Bedroom

10'3 x 10'6 (3.12m x 3.20m)



Carpeted, front aspect upvc double glazed window, over stairs storage cupboard, TV point, radiator.

## Bedroom Three

6'6 x 7'9 (1.98m x 2.36m)



Carpeted, rear aspect upvc double glazed window, radiator, tv point.

## En Suite Shower Room

4'5 x 6'0 (1.35m x 1.83m)

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

## Bathroom

7'9 x 6'1 (2.36m x 1.85m)



Having wood effect LVT flooring, inset lights to ceiling, bathtub with chrome mixer tap and electric shower over, wall mounted wash hand basin with chrome monobloc tap, low flush wc, tiled splashbacks, shaving point, radiator.

## Bedroom Two

8'5 x 11'3 (2.57m x 3.43m)



Carpeted, rear aspect upvc double glazed window, TV point, radiator.

## OUTSIDE

### Frontage and Driveway

Car parking is provided for two cars via the block paved driveway.



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## Rear Garden



Accessed via the lounge you will find this comfortably proportioned space which has been slightly terraced and attractively landscaped to provide a good mixture of paved Indian sandstone patio and lawn. A rear gate allows for the passage of waste bins to the front. Outside power and water.

### Material Information

Verified Material Information

Council Tax band: C  
Tenure: Freehold  
Property type: House  
Property construction: Standard brick and block construction  
Energy Performance rating: B  
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 on 12 May 2022.  
Heating features: None  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - OK, Vodafone - OK, Three - Good, EE - Good  
Parking: Driveway  
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 unboarded, accessed by: Loft hatch

Follow the link for the full report:

<https://moverly.com/sale/AZAu3P3dtB9hjQp3z3eQQZ/view>

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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.

### 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.

### 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. Scofield 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.

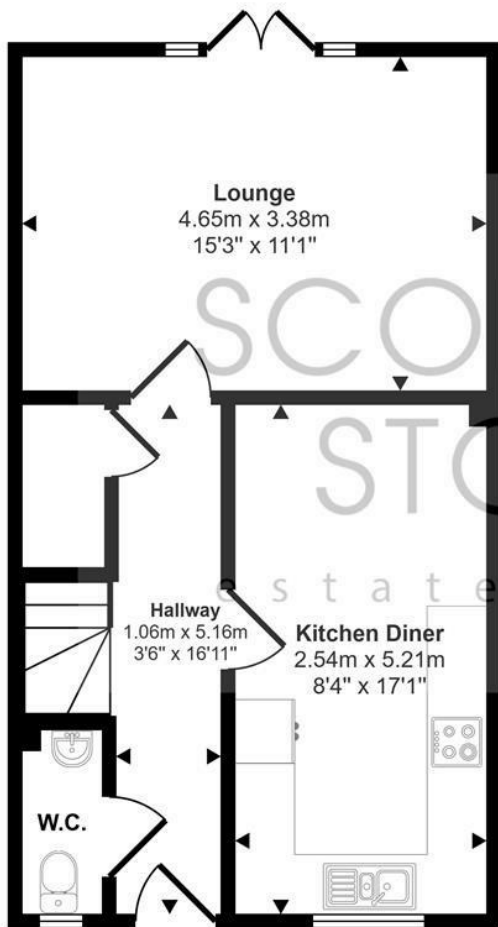
### Location / what3words

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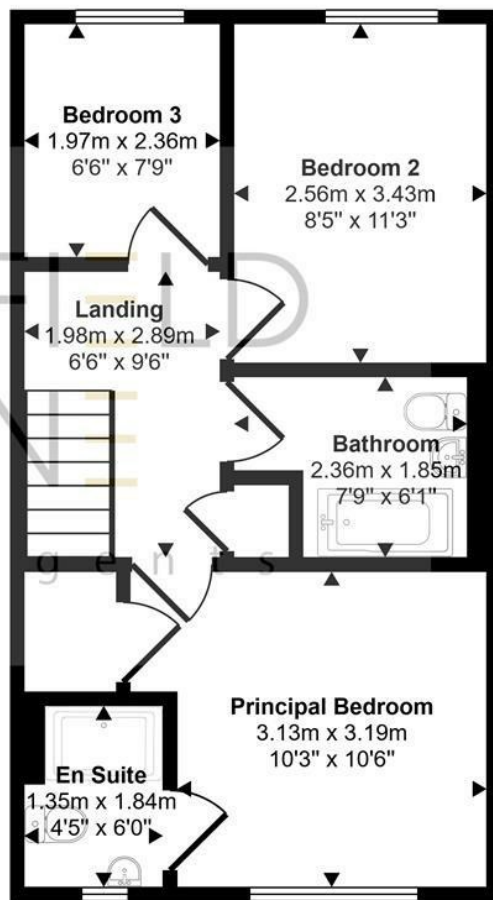
### ID Checks for buyers

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  
81 sq m / 877 sq ft

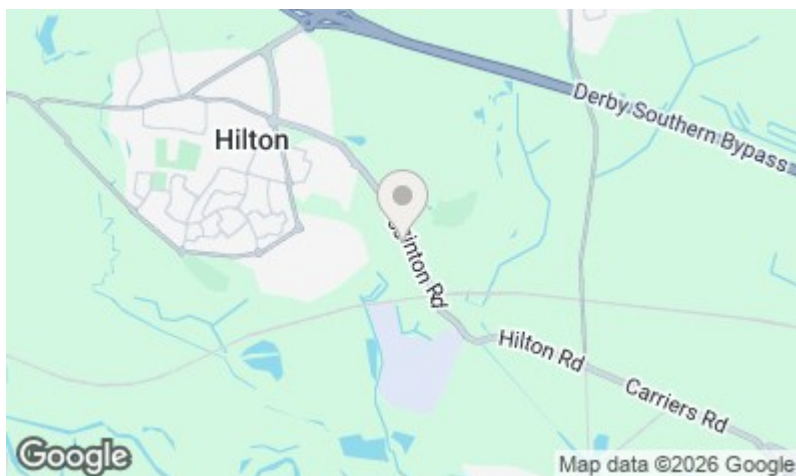


Ground Floor  
Approx 41 sq m / 438 sq ft



First Floor  
Approx 41 sq m / 438 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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