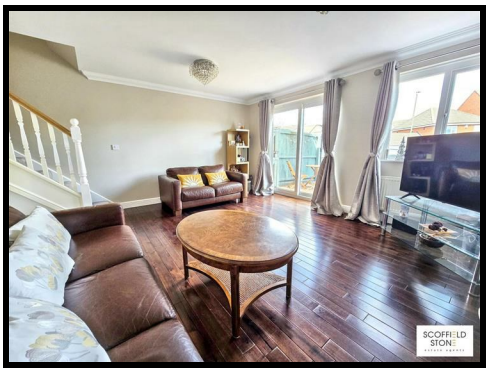
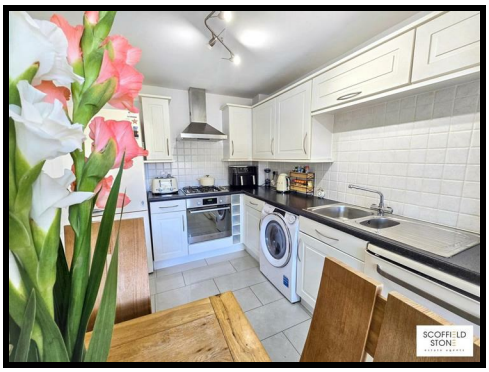
SCOFFIELD STONE
estate agents









27 Hamble Way, Hilton, Derby, DE65 5NT

£225,000

A well presented three bedroom end terraced home situated on the edge of Hilton. To the front, the property enjoys beautiful countryside views and a pleasant tree lined frontage. Offering 72m2 (771 sq. ft) of accommodation, the property includes an ensuite, guest cloakroom, spacious lounge with doors opening to a private landscaped rear garden, and a single garage with a block paved driveway and an additional parking space.

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

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

27 Hamble Way, Hilton, Derby, DE65 5NT

Summary Description

27 Hamble Way is a well presented three bedroom end terraced home offering practical accommodation in a great location, situated on the edge of Hilton Mease. To the front, the property enjoys beautiful countryside views and a pleasant tree lined, leafy frontage. Extending to approximately 72 square meters (771 square feet), this is a lovely home, perfect for first time buyers, couples, young families or those looking to downsize. The ground floor begins with an entrance hall featuring a useful walk in storage cupboard, leading to a fitted breakfast kitchen looking out to the front's fabulous countryside views. A separate guest cloakroom adds everyday convenience. The hallway further leads to a spacious lounge, a versatile living space, with sliding doors opening directly out to a private landscaped garden featuring two carpet stone patio areas, lawn & established planting. To the rear there is a single garage with block paved driveway and an additional blocked paved parking space providing additional practicality.

Upstairs are two double bedrooms and a good size third bedroom, with the principal bedroom benefiting from fitted wardrobes and an ensuite shower room, alongside a separate family bathroom.

Hilton is a popular South Derbyshire village offering a good range of everyday amenities including shops, places to eat and drink, community facilities and schooling, including Hilton Primary School. The village is conveniently positioned for access to Derby, Burton upon Trent and surrounding employment centres, with useful road connections towards the A50, A38 and wider regional motorway network. Local bus services provide further connections to neighbouring towns and villages, while the property's position close to open countryside provides opportunities for walking and enjoying the surrounding rural landscape.

Entrance Hall

A welcoming entrance hall with wood flooring, a part obscure glazed composite entrance door, useful walk in storage cupboard and radiator.

Lounge

14'10" x 13'5" (4.54 x 4.09)



A spacious versatile living space with wood flooring, rear facing UPVC double glazed window and sliding patio doors providing plenty of natural light and direct access to the garden. Further features include TV and telephone points, two radiators and open access to the staircase.

Breakfast Kitchen

7'6" x 11'9" (2.31 x 3.6)



A well equipped breakfast kitchen featuring cream Shaker style wall and floor units complemented by stone effect worktops and tiled splashbacks. There is an inset stainless steel sink with drainer, vegetable preparation bowl and chrome mixer tap, integrated electric oven with gas hob and chimney style extractor hood, together with under counter space and plumbing for appliances. Finished with ceramic tiled flooring, a front facing UPVC double glazed window and wall mounted gas boiler.

Guest Cloakroom / WC

A useful ground floor cloakroom with ceramic tiled flooring, low

flush WC and wall mounted wash hand basin with chrome monobloc tap and tiled splashback. A front facing obscure UPVC double glazed window provides natural light, with a radiator completing the room.

Stairs/Landing
A carpeted landing approached via a wooden spindle staircase, with a side facing UPVC double glazed window bringing natural light into the space. There is an over stairs airing cupboard housing the hot water cylinder, radiator and access to the roof space.

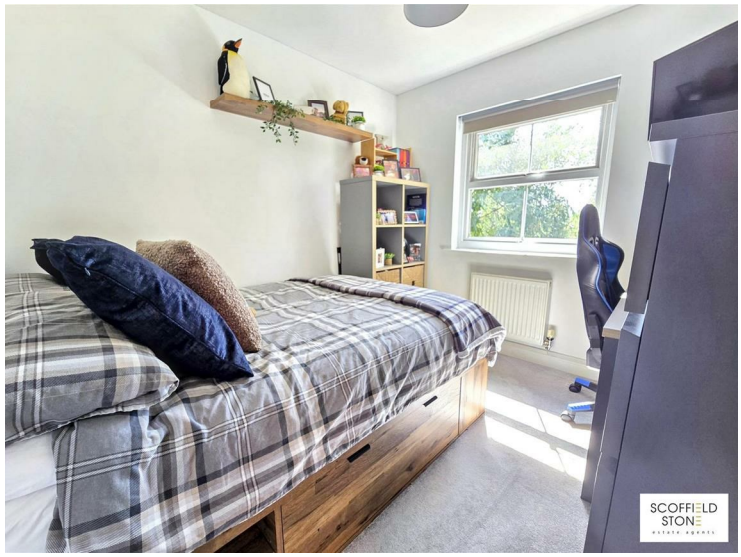
Bedroom One
8'2" x 10'7" (2.49 x 3.23)



A well proportioned principal bedroom with carpeted flooring, rear facing UPVC double glazed window, two fitted wardrobes providing useful storage and radiator.

En Suite Shower Room
A practical en suite with ceramic tiled flooring, shower enclosure with plumbed shower, pedestal wash hand basin with monobloc tap and low flush WC. Further features include tiled splashbacks, shaving point and radiator.

Bedroom Two
8'1" x 9'3" (2.47 x 2.83)



A comfortable second bedroom with carpeted flooring, radiator and a front facing UPVC double glazed window enjoying attractive countryside views.

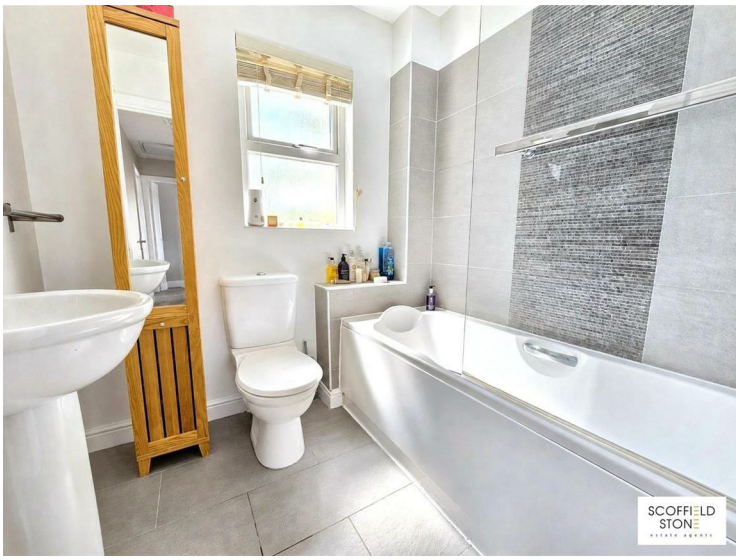
Bedroom Three
6'3" x 8'10" (1.91 x 2.71)



A versatile third bedroom with carpeted flooring, rear facing UPVC double glazed window and radiator, suitable for use as a bedroom, nursery or home office.

27 Hamble Way, Hilton, Derby, DE65 5NT

Bathroom
6'2" x 6'0" (1.9 x 1.84)



The family bathroom features ceramic tiled flooring and tiled splashbacks, together with a bathtub with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome monobloc tap and low flush WC. Further features include a front facing obscure UPVC double glazed window, shaving point and radiator.

OUTSIDE

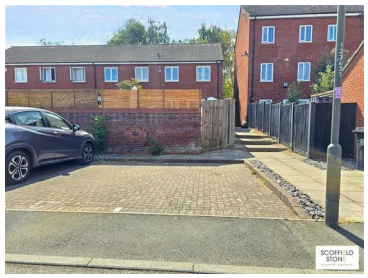
Frontage
An attractive red brick frontage with stone effect detailing and covered entrance porch. A quaint, planted frontage, complimented by mature trees, adding privacy and creating a pleasant leafy outlook, an ideal spot to enjoy the beautiful countryside views.

Rear Garden



An enclosed, landscaped private rear garden offering a combination of lawn, herbaceous planting and two carpet stone patio areas providing ample space for entertaining or simply daily enjoyment and relaxation. There is also an outdoor power socket and a cold water tap is positioned to the side of the property.

Garage and Parking
17'1" x 9'3" (5.21 x 2.84)





At the rear there is a single garage with block paved driveway and an additional blocked paved parking space providing secure parking.

Material Information
Verified Material Information

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

The building
End-terrace house, standard brick and block construction
3 bedrooms, 2 bathrooms, 1 reception
Accessibility adaptations: None
Loft: insulated and unboarded, accessed by Loft hatch
Outside areas: Front garden and Rear garden

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three good, EE good
Parking: Garage, Driveway, and Rear
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: yes

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/DV8HQwVRfBi6g3F4pBj3Hi/view

Disclaimer 03/2021

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

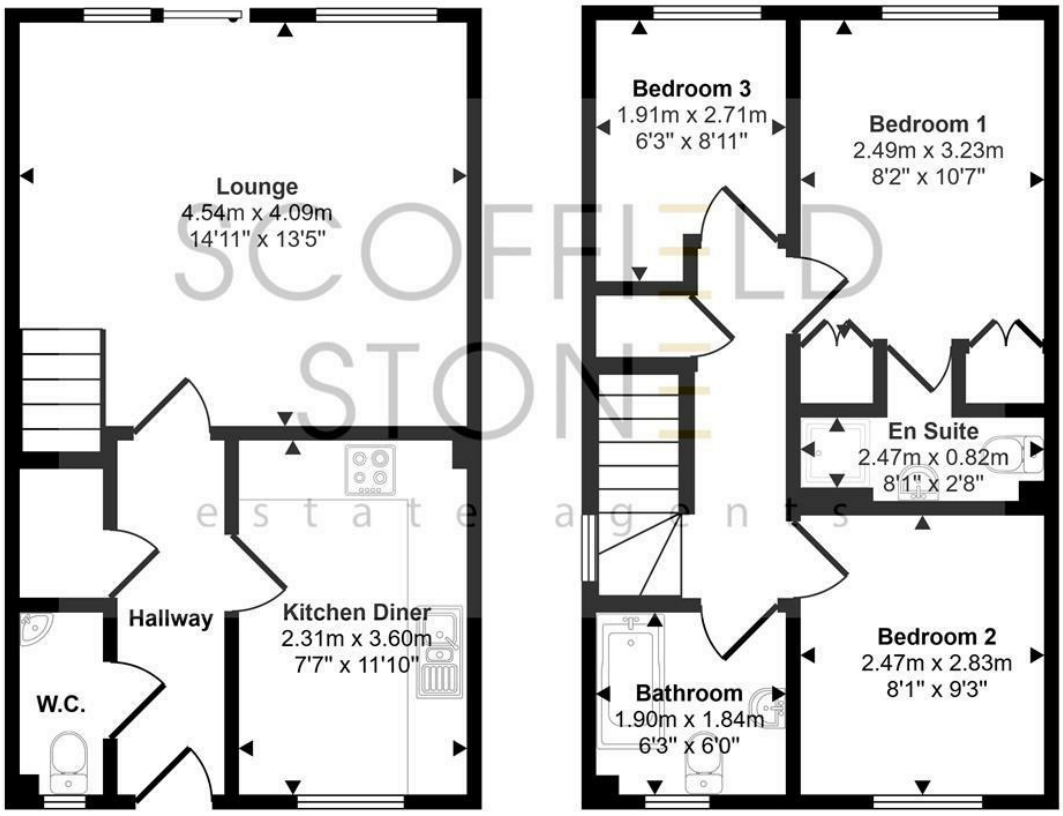
what3words ///hardback.remainder.vanished

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.

Approx Gross Internal Area
72 sq m / 771 sq ft

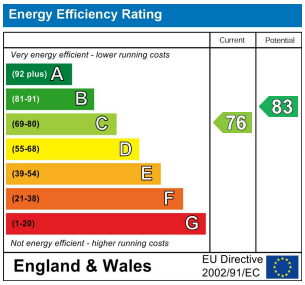


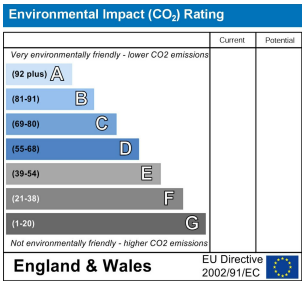
Ground Floor
Approx 36 sq m / 384 sq ft

First Floor
Approx 36 sq m / 387 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.







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