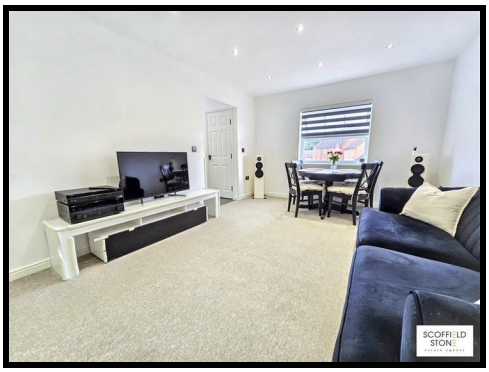
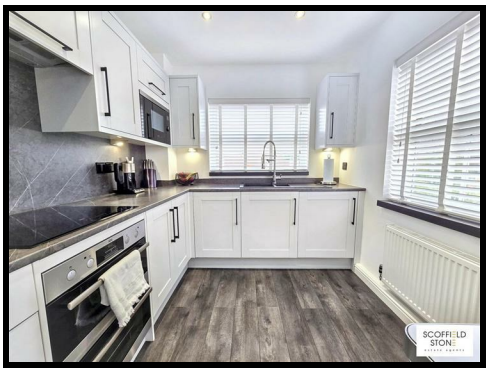
SCOFFIELD STONE
estate agents





31 Thames Way, Hilton, Derby, DE65 5NB

£140,000

Beautifully presented two double bedroom second floor apartment occupying a secure position within a quiet Hilton cul de sac. Featuring a stylish fitted kitchen, impressive four piece bathroom, fitted wardrobes, allocated parking and well maintained communal grounds, this spacious home is perfectly suited to first time buyers and professionals.

Sales: 01283 777100
Lettings: 01332 511000
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Summary Description

Situated within a peaceful cul de sac in the ever popular village of Hilton, this beautifully presented second floor apartment offers spacious and well planned accommodation, making it an excellent choice for first time buyers, professional couples or those seeking a low maintenance home. Occupying a secure top floor position, the property extends to approximately 62 square metres (670 square feet) and benefits from gas central heating, uPVC double glazed windows and an allocated parking space.

The accommodation is thoughtfully designed throughout, beginning with a welcoming entrance hall featuring useful walk in storage. The bright lounge/diner provides a comfortable space for both relaxing and entertaining, while the stylish fitted kitchen is finished with attractive pale grey shaker style units, integrated appliances including a double oven, induction hob, fridge/freezer and washing machine, together with generous worktop space. Both bedrooms are genuine doubles, each benefiting from fitted wardrobes, with the principal bedroom enjoying dual aspect windows. Completing the accommodation is a contemporary four piece bathroom featuring both a separate shower enclosure and a bath, creating a practical yet stylish space for everyday living. Outside, residents enjoy well maintained communal grounds, an allocated parking space and additional visitor parking.

Hilton remains one of South Derbyshire's most sought after villages, offering an excellent range of local amenities including supermarkets, independent shops, cafés, pubs, healthcare facilities and leisure amenities. Families are well served by highly regarded schooling, including Hilton Spencer Academy and John Port Spencer Academy in nearby Etwall. Excellent transport links are available via the A50, providing straightforward access to Derby, Burton upon Trent, Uttoxeter and Stoke on Trent, while the A38 and M1 are also within easy reach, making this an ideal location for commuters.

Entrance Hall

A welcoming entrance hall with fitted carpet, a contemporary panelled entrance door, inset ceiling spotlights, a generous walk in storage cupboard, radiator and access to the loft space.

Lounge/Diner

11'2" x 16'6" (3.42 x 5.03)

A bright and comfortable reception space featuring fitted carpet, a front aspect uPVC double glazed window, inset ceiling spotlights, radiator, and television and telephone points, providing ample room for both seating and dining.

Kitchen

10'9" x 7'10" (3.28 x 2.4)

Stylishly appointed with wood effect laminate flooring, this well equipped kitchen enjoys front and side aspect uPVC double glazed windows, inset ceiling spotlights and an attractive range of pale grey shaker style wall and base units complemented by stone effect work surfaces. Features include a composite sink with drainer, vegetable preparation area and chrome chef's tap, integrated double electric oven with induction hob and extractor hood, integrated fridge/freezer, integrated washing machine, boiler cupboard housing the wall mounted gas combination boiler and a radiator.

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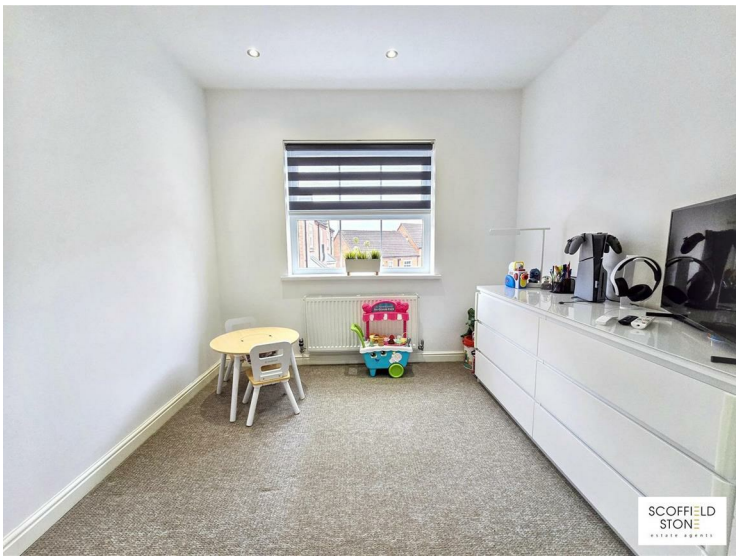
Bedroom One
10'9" x 11'1" (3.28 x 3.39)

A spacious principal bedroom with fitted carpet, two side aspect uPVC double glazed windows allowing plenty of natural light, inset ceiling spotlights, a comprehensive range of fitted wardrobes and a radiator.

Bedroom Two
10'9" x 8'9" (3.28 x 2.67)



A well proportioned second bedroom with fitted carpet, side aspect uPVC double glazed window, inset ceiling spotlights, fitted wardrobe and radiator, ideal as a guest bedroom, home office or hobby room.

Bathroom
6'3" x 10'1" (1.93 x 3.08)

A stylish and well finished bathroom featuring wood effect laminate flooring, inset ceiling spotlights and contemporary tiled splashbacks. The suite comprises a panelled bath with mixer tap and shower attachment, separate shower enclosure with plumbed shower, wash hand basin with monobloc tap, low flush WC and a modern wall mounted heated towel rail.

Outside

The property enjoys attractively maintained communal gardens, creating a pleasant setting throughout the development. An allocated parking space is positioned to the front of the building, with additional visitor parking conveniently located to the rear.

Material Information
Verified Material Information

Costs and tenure
Tenure: Leasehold
Lease length: 104 years remaining (125 years from 2005)

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Ground rent: £250/year
Service charge: £1,155/year
Lease restrictions: All restrictions will be provide by GS when you move in.
Council tax band: B
EPC rating: C

The building
Semi-detached flat, standard brick and block construction
2 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: None
Loft: uninsulated and boarded, accessed by Has a key to open the door to access the loft in the hall
Outside areas: None

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: None
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 good, Vodafone ok, Three good, EE good
Parking: Allocated
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
Title register restrictions (DY409388):
No environmental risks recorded
Onward chain: yes

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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/RDRTaY3ZQuiHpcA8sJRDWE/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.

Buying to Let?

Guide achievable rent price: £850pcm

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.

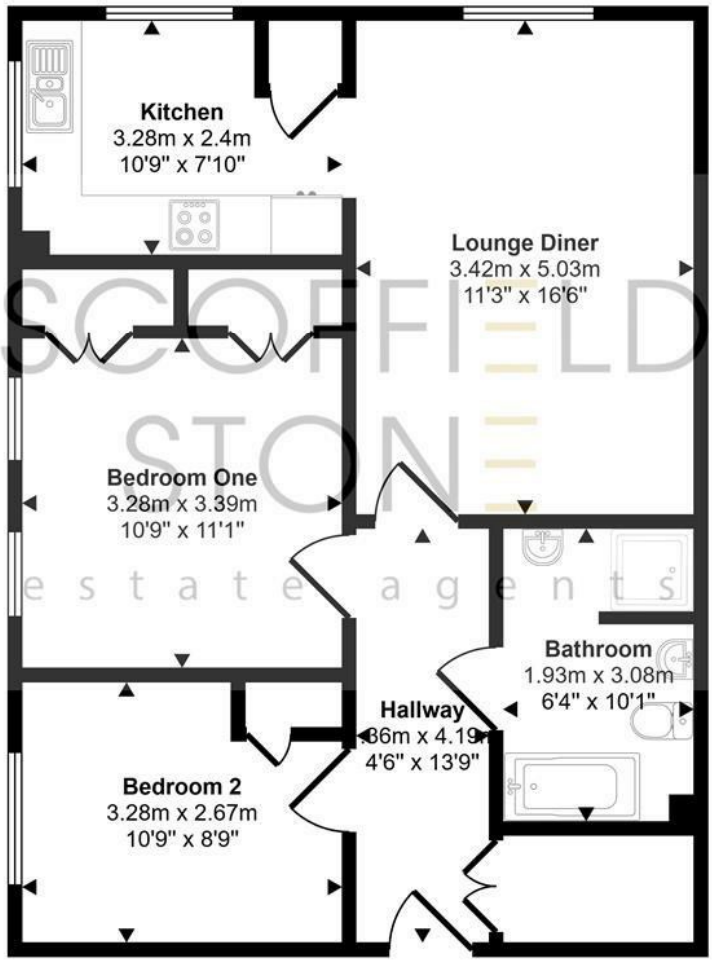
Location / what3words

///wizards.warblers.delays

ID Checks for buyers

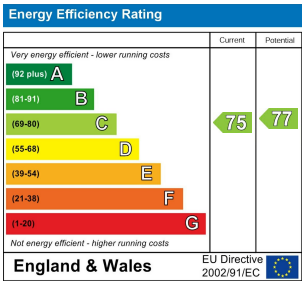
To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small non-refundable charge of £25 per person to cover the cost of these checks.

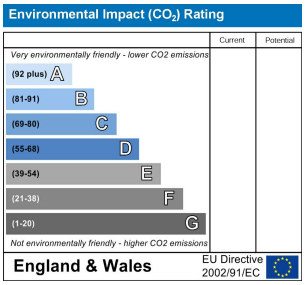
Approx Gross Internal Area
64 sq m / 687 sq ft



Floorplan

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