



**16 Ribble Close, Hilton, Derby, Derbyshire, DE65 5JX**

**£290,000**

A well presented three storey, four bedroom end terrace in a private Hilton cul de sac position, offering 101 square metres (1088 square feet) of flexible living space, en suite, downstairs WC, low maintenance garden, driveway parking and a detached garage with power.

# 16 Ribble Close, Hilton, Derby, Derbyshire, DE65 5JX

## Summary Description

Located in a private position at the foot of a quiet cul de sac at the southern edge of Hilton, this well presented three storey, four bedroom end terrace home offers versatile accommodation extending to 101 square metres (1088 square feet). The property is ideal for families, buyers needing flexible bedroom space, or anyone looking for a home with practical outside space and useful parking. Internally, the layout is well balanced, with an entrance hall, guest cloakroom/WC, fitted kitchen and a comfortable lounge/diner to the rear with French doors opening onto the garden.

A particular feature of this Hilton home is the flexibility of its bedroom arrangement across three floors. The first floor offers two double bedrooms and a further single bedroom, with the main bedroom benefiting from fitted storage and an en suite shower room. The family bathroom is also located on this level. On the top floor, the converted attic creates an impressive king size bedroom with a vaulted ceiling and a walk in dressing area that could also work well as a nursery or study space. Outside, the enclosed rear garden has been designed for low maintenance and includes paved seating areas, decorative gravel borders and a gazebo covered patio. There is also driveway parking and a detached single garage with light and power.

Hilton remains a consistently popular Derbyshire village thanks to its strong community feel, range of everyday amenities and convenient access to surrounding centres including Derby and Burton upon Trent. The village offers shops, schooling for various age groups, pubs, parks and regular bus services, while road links are excellent via the A50 for commuting across the region. This edge of village setting also gives easy access to nearby countryside walks, making the property a strong choice for buyers seeking both convenience and a quieter residential position.

## Entrance Hallway

Having ceramic tiled flooring, front aspect obscure composite main entrance door, radiator.

## Lounge/Diner

15'6 x 14'8 (4.72m x 4.47m)



Having wood effect laminate flooring, rear aspect upvc double glazed French doors and window to garden, under stairs storage cupboard, tv point, radiator.

## Kitchen

8'8 x 11'0 (2.64m x 3.35m)



Having wood effect ceramic tile flooring, front aspect upvc double glazed window, a range of fitted wall and floor units to shaker style with wood effect worktops and tiled splashbacks, integrated ceramic sink with drainer and chrome monobloc tap, integrated electric oven with gas hob over and chimney style extractor hood, under counter space and plumbing for appliances, wall mounted gas combination boiler, radiator.

## Guest Cloakroom/WC

Having wood effect ceramic tiled flooring, front aspect obscure upvc double glazed window, tiled splashback, low flush wc, wash hand basin with chrome monobloc tap set to vanity unit, retro style radiator with towel rail.

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## Stairs/Landing one

Carpeted, wooden spindle staircase, side aspect upvc double glazed window.

## Bedroom One

9'0 x 10'11 (2.74m x 3.33m)



Having wood effect laminate flooring, front aspect upvc double glazed window, built in wardrobe, tv point, radiator.

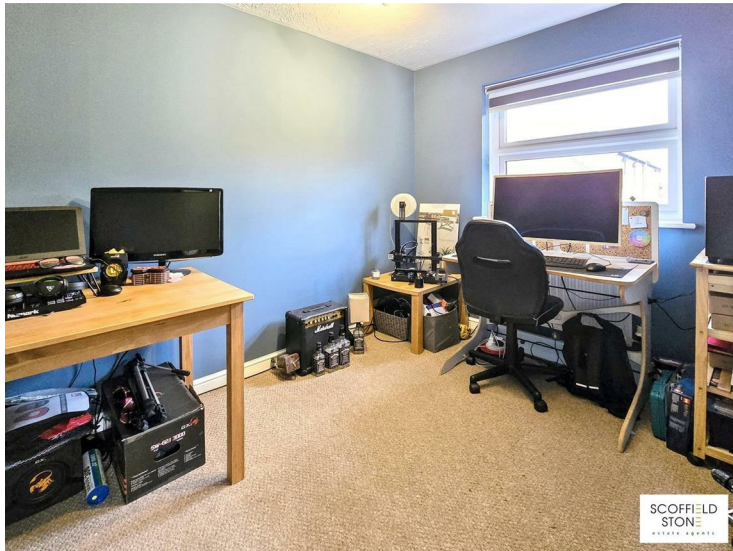
## En Suite Shower Room

8'9 x 4'4 (2.67m x 1.32m)

Having ceramic tiled flooring, fully tiled walls, wash hand basin with chrome monobloc tap fitted to vanity unit, low flush wc, oversized shower enclosure with electric shower, chrome heated towel rail.

## Bedroom Three

7'10 x 10'3 (2.39m x 3.12m)



Carpeted, rear aspect upvc double glazed window, radiator, internet access point.

## Bedroom Four

7'6 x 7'3 (2.29m x 2.21m)



Having wood effect laminate flooring, rear aspect upvc double glazed window, radiator.

## Bathroom

6'0 x 5'5 (1.83m x 1.65m)



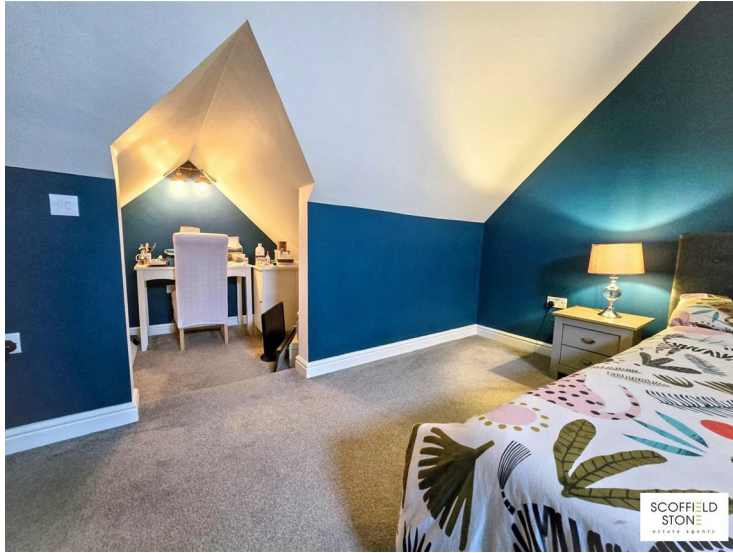
Having ceramic tiled flooring, front aspect obscure upvc double glazed window, tiled splashbacks, bathtub with chrome mixer tap having shower attachment, pedestal wash hand basin with chrome mixer tap, low flush wc, radiator.

## Stairs/Landing Two

Carpeted, wooden spindle staircase, access to eaves storage.

## Bedroom Two

12'2 x 13'1 (3.71m x 3.99m)



Having vaulted ceiling, carpeted, rear aspect upvc double glazed window, retro style radiator, walk in dressing area/nursery with detail vaulted ceiling

## OUTSIDE

### Frontage and Driveway

Car parking is provided by the single space found in front of the garage. You are greeted to the front of the property by a decorative gravel border with Cherry tree, a paved patio leads to the main entrance. Outdoor power socket.

### Rear Garden



Accessed via the lounge/diner you will find this enclosed patio garden which has been attractively landscaped to provide a mixture of paved patio, decorative gravel borders, gazebo covered patio, outdoor power.

### Garage

A detached single garage with metal up and over door, light and power.

## Material Information

Verified Material Information

Council Tax band: C  
Tenure: Freehold  
Property type: House  
Property construction: Standard brick and block construction  
Energy Performance rating: C  
Number and types of room: 4 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 at an unknown date.  
Heating features: Double glazing  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - OK, Vodafone - OK, Three - Good, EE - Good  
Parking: Allocated, Garage, and 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 boarded, accessed by: Small door on third floor.

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Follow the link for the full report:

<https://moverly.com/sale/A323ox8vaC8WHKn68eWrxR/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: £1,150pcm

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

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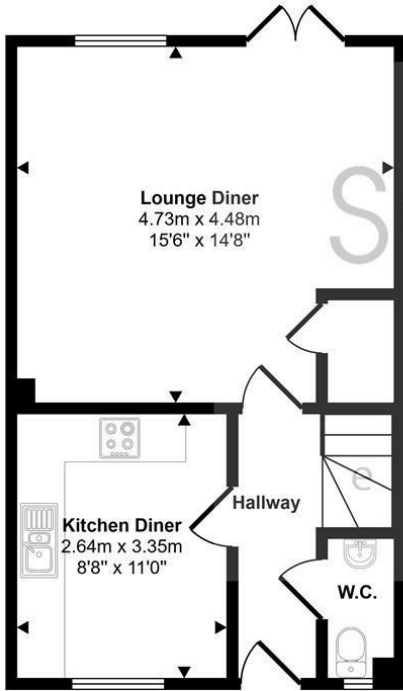
### ID Checks for buyers

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.

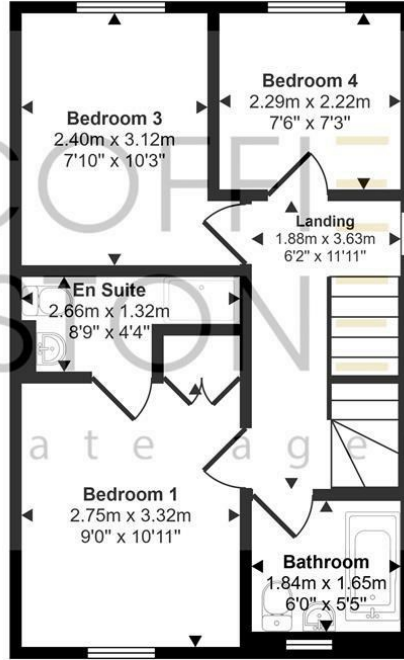


Sales: 01283 777100  
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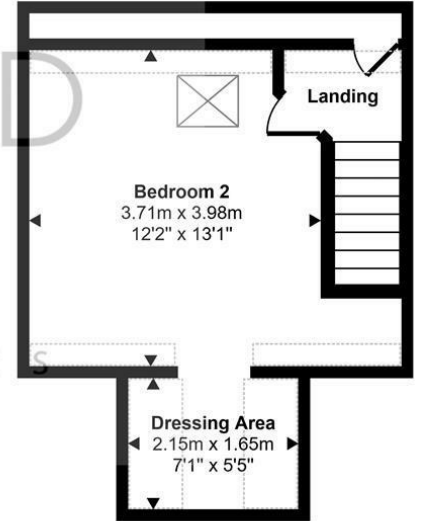
Approx Gross Internal Area  
101 sq m / 1088 sq ft



Ground Floor  
Approx 38 sq m / 410 sq ft



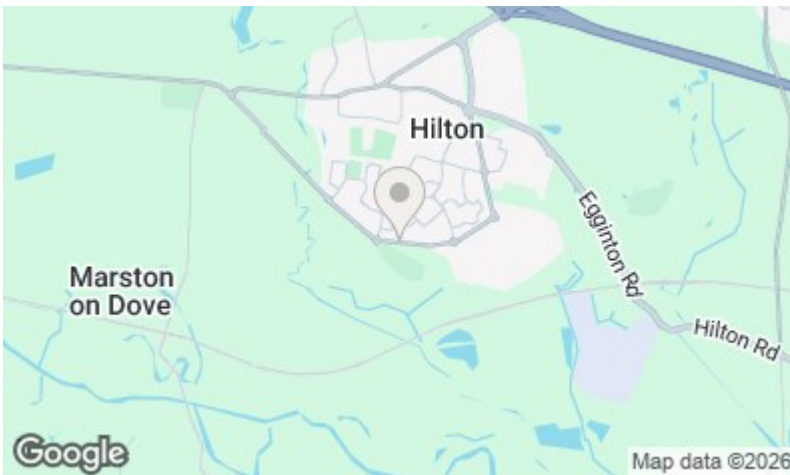
First Floor  
Approx 39 sq m / 415 sq ft



Second Floor  
Approx 24 sq m / 263 sq ft

Denotes head height below 1.5m

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			
(81-91) B			
(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	87

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	86



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