



**32 Normandy Road, Hilton, Derby, Derbyshire, DE65 5GW**

**£318,500**

This charming detached house, situated in a highly desirable and quiet cul de sac, offers family-friendly living with three bedrooms, two reception rooms, an open-plan kitchen, and a converted garage for a garden office, all within easy reach of parks, schools, and public transport.

## Summary Description

Presenting a delightful detached house, currently on the market in an extremely sought-after location. This property is in good condition and is ideal for families. The house is nestled away in a quiet cul de sac, surrounded by green spaces, nearby parks, and walking and cycling routes. Public transport links, local amenities, and schools are all conveniently situated close by, making it an ideal location for your family home.

The house boasts a variety of appealing features. Upon entering, you are greeted by two comfortable reception rooms. The first is a cosy sitting room, perfect for unwinding after a long day. The second reception room enjoys large windows that fill the space with natural light, coupled with a serene garden view. This room also has direct access to the garden, allowing for indoor-outdoor living during warmer months.

You will find an open-plan kitchen that is both stylish and functional. It is bathed in natural light and has ample dining space. The kitchen comes with fitted appliances, ready for immediate use.

The house comprises of three bedrooms, two of which are double rooms. The first bedroom features built-in wardrobes and the third is a single room, perfect for a child's room or a home office. The bathroom is modern and includes a P bath with shower.

Externally, the property shines with both front and rear lawns, driveway parking for at least two cars, and a converted garage which now provides a garden office and useful outdoor storage. These unique features, combined with the house's location and good condition, make this property a must-see.

## Entrance Hall

Having wood effect cushion flooring and neutral decor with front aspect part obscure glazed composite main entrance door, radiator.

## Guest Cloakroom

Having wood effect cushion flooring and neutral decor with front aspect obscure upvc double glazed window, low flush wc, wash hand basin to vanity unit with chrome monobloc tap and tiled splashback, radiator.

## Sitting Room

16'7" x 11'6" (5.07 x 3.53)



Carpeted and neutrally decorated with front aspect upvc double glazed window, tv and telephone points, Adam style fireplace with electric fire, under stairs storage, radiator.

## Kitchen/Diner

15'1" x 8'8" (4.6 x 2.65)



Having ceramic tile effect cushion flooring and neutral decor with rear aspect upvc double glazed window, inset lights to ceiling, a range of fitted wall and floor units to gloss grey with stone effect worktop and tiled splashbacks, inset stainless steel sink with drainer and chrome mixer tap, integrated electric oven with gas hob over and extractor hood, integrated dishwasher, under counter space and plumbing for appliances, radiator.

**Garden Room**

10'5" x 7'3" (3.2 x 2.22)



Having ceramic tile effect cushion flooring and neutral decor, upvc double glazed windows and French doors to garden, glazed roof.

**Stairs/Landing**

Carpeted and neutrally decorated with side aspect obscure upvc double glazed window, wooden spindle balustrade, airing cupboard.

**Bedroom One**

14'11" x 9'10" (4.56 x 3)



Carpeted and neutrally decorated with two front aspect upvc double glazed windows, fitted wardrobes, radiator.

**Bedroom Two**

8'11" x 8'9" (2.73 x 2.67)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, radiator.

**Bedroom Three**

8'11" x 6'2" (2.73 x 1.89)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, radiator.

### Bathroom

6'0" x 5'6" (1.85 x 1.69)



Having ceramic tiled flooring and neutral decor with side aspect obscure upvc double glazed window, tiled splashbacks, pedestal wash hand basin with chrome monobloc tap, low flush wc, P bath with chrome hot and cold taps and plumbed shower over.

### GARAGE CONVERSION

#### Storage

The front section of this converted garage creates a very useful storage area.

#### Home Office

11'3" x 8'6" (3.45 x 2.6)



Carpeted and neutrally decorated with side aspect upvc double glazed window, side aspect part glazed composite door to garden, tv point, telephone point.

### OUTSIDE

### Frontage and Driveway

A lengthy driveway with adequate parking for three cars in tandem, leading to a secure ornate metal gate and converted garage beyond. To the front you will find a grassed lawn with shale border.

### Rear Garden



Having a secure and very private lawned garden with shale patio. There is a substantial plastic shed to the rear.

### Material Information

Awaiting information from Vendor.

### 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.

### Buying to Let?

Guide achievable rent price: £900pcm

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

what3words ///wolf.strays.gong

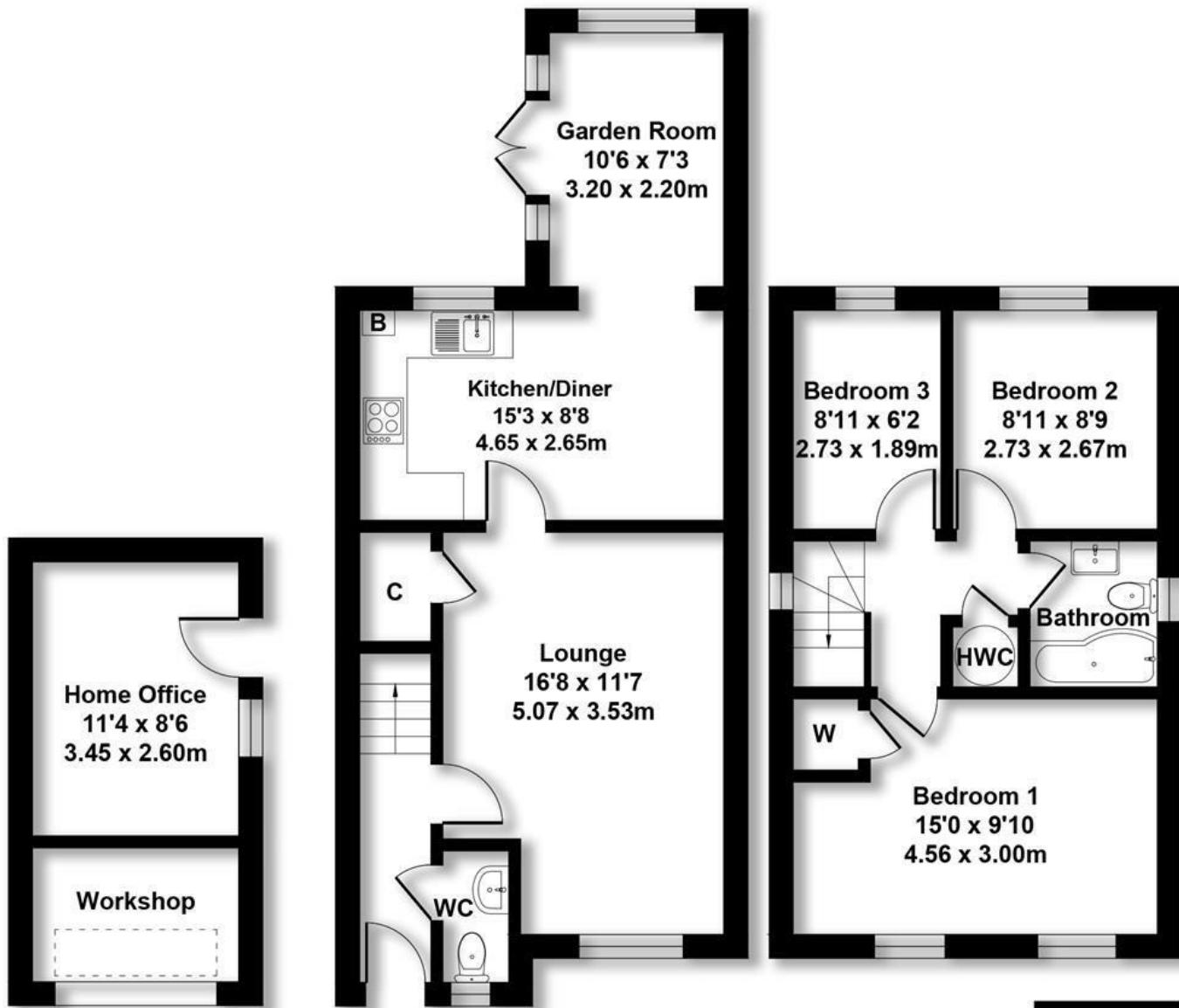
### ID Checks for buyers

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 charge of £25 per person to cover the cost of these checks.

# 32 Normandy Road

Approximate Gross Internal Area

1023 sq ft - 95 sq m

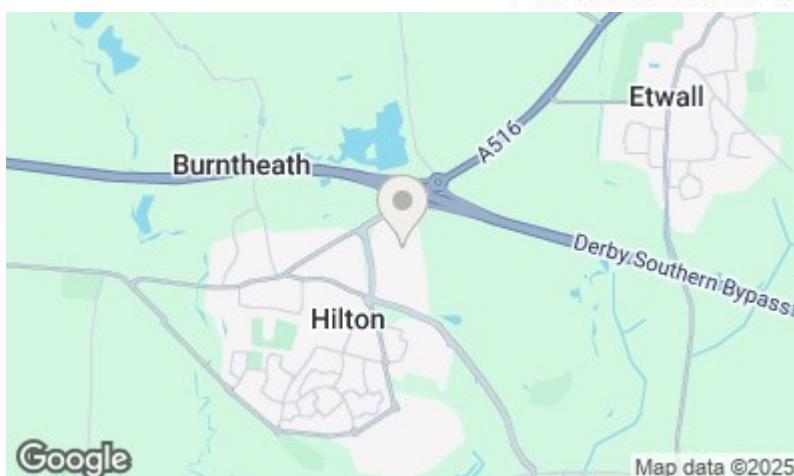


## GARAGE CONVERSION GROUND FLOOR

## FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
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**SCOFFIELD STONE**  
ESTATE AGENTS



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			
EU Directive 2002/91/EC			
England & Wales			
Map data ©2025			

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			
EU Directive 2002/91/EC			
England & Wales			



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