

**9 Churchill Drive, Hilton, Derby, DE65 5FS**

**£580,000**

Set at the foot of a quiet cul de sac in Hilton, this extended five bedroom detached home offers generous living space, a superb open plan kitchen diner, home office, double garage and a large private garden, ideal for busy family life and entertaining outside.



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### Summary Description

A sizeable and extended five bedroom detached family home, this impressive property enjoys a generous plot at the foot of a quiet cul de sac in Hilton, Derbyshire. Set back behind a broad driveway, it offers excellent kerb appeal and a practical layout that will suit growing or blended families who need plenty of flexible living space.

Inside, the welcoming hall leads to two generous reception rooms, a separate study or home office and a superb open plan kitchen diner with vaulted ceiling, centre island and twin sets of bi fold doors opening to the garden. A utility room, guest cloakroom and integral double garage add day to day convenience. Upstairs there are five well-proportioned bedrooms, three doubles, including a principal bedroom with contemporary en suite bathroom, a second bedroom with en suite shower room and a modern family shower room. The large enclosed rear garden has been landscaped to offer patio seating, lawn and well stocked borders, ideal for relaxing and entertaining.

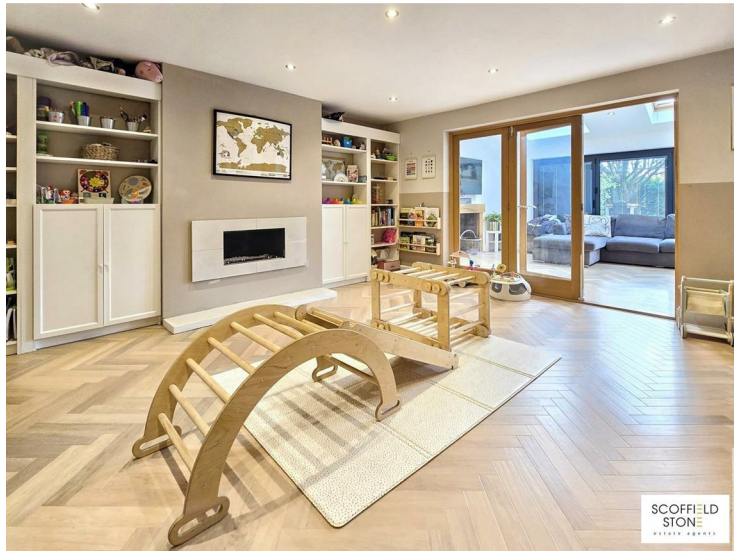
Hilton is a popular South Derbyshire village with a good range of local amenities including shops, cafes, pubs and medical facilities. The area offers well regarded primary schooling, with secondary education available at John Port Spencer Academy in nearby Etwall, subject to catchment. Excellent road links to Derby, Burton upon Trent, the A50 and A38 make this an ideal base for commuters, while regular bus services and nearby countryside walks add to the appeal of this well placed family home.

### Entrance Hall

Having wood effect LVT flooring, front aspect upvc part glazed composite main entrance door with side windows, front aspect upvc double glazed windows, wood paneling to walls, built in cupboard, radiator.

### Family Room

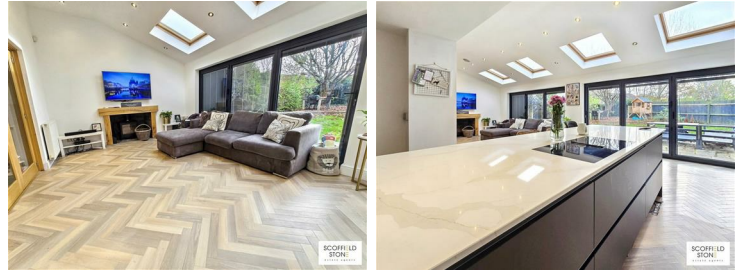
14'4 x 15'3 (4.37m x 4.65m)



Having wood effect LVT flooring, radiator, feature gas fire to wall.

### Open Plan Kitchen/Diner

29'8 x 21'5 (9.04m x 6.53m)



Having wood effect LVT flooring, vaulted ceilings, wooden Velux rooflights, inset lights to ceiling, twin rear aspect bifold doors to garden, inglenook fireplace with wood burner stove, fitted wall and floor units with stone worktops and splashbacks, inset twin sink with mixer tap, centre console with inset induction hob and extractor, integrated wine chiller, breakfast bar seating, integrated double electric oven, integrated fridge and freezer, integrated dishwasher, radiator.

### Lounge

15'8 x 15'5 (4.78m x 4.70m)



Having wood effect laminate flooring, double aspect upvc double glazed windows, radiator, tv and telephone points.



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### Study

7'3 x 11'7 (2.21m x 3.53m)



Having wood flooring, two side aspect upvc double glazed windows, fitted worktop, radiator, cable point.

### Utility Room

5'2 x 7'5 (1.57m x 2.26m)

Having ceramic tile flooring, side aspect part obscure upvc double glazed side door, fitted base units with stone effect worktops.

### Guest Cloakroom/WC

Having stone effect flooring, side aspect obscure upvc double glazed window, low flush wc, wash hand basin with chrome monobloc tap set to vanity unit, radiator, inset lights to ceiling.

### Stairs/Landing

Carpeted, wooden spindle staircase, wood paneling, two built in cupboards, inset lights to ceiling, access to roof space.

### Principal Bedroom

15'11 x 23'7 (4.85m x 7.19m)



Carpeted, double aspect upvc double glazed windows, inset lights to ceiling, radiator, access to roof space via fitted ladders.

### En Suite Shower Room

7'3 x 10'2 (2.21m x 3.10m)

Having stone effect flooring, vaulted ceiling, velux wood frame roof light, inset lights to ceiling, tiled splashbacks, double shower enclosure with plumbed shower, low flush wc, bathtub with chrome mixer tap, wash hand basin with chrome monobloc tap set to vanity unit, chrome heated towel rail.

### Bedroom Two

11'9 x 12'9 (3.58m x 3.89m)



Carpeted, front aspect upvc double glazed bay window, radiator.

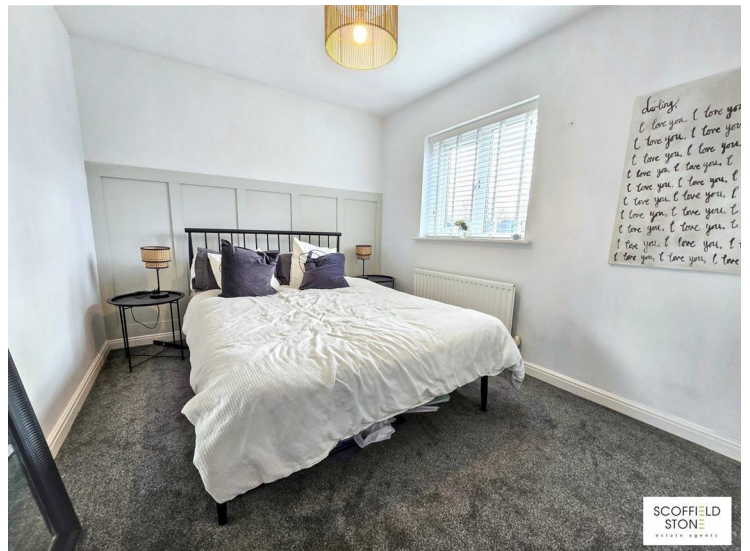
### En Suite Shower Room

5'7 x 6'0 (1.70m x 1.83m)

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

### Bedroom Three

11'9 x 8'9 (3.58m x 2.67m)



Carpeted, rear aspect upvc double glazed window, wood paneling, radiator.



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### Bedroom Four

7'5 x 11'1 (2.26m x 3.38m)



Carpeted, side aspect upvc double glazed window, radiator.

### Bedroom Five

7'10 x 8'8 (2.39m x 2.64m)



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

### Shower Room

9'1 x 5'3 (2.77m x 1.60m)



Having ceramic tiled flooring, rear aspect obscure upvc double glazed windows, inset lights to ceiling, tiled splashbacks, low flush wc, wall mounted wash hand basin with chrome monobloc tap, double shower enclosure with plumbed shower, chrome heated towel rail.

### Garage

16'1 x 16'2 (4.90m x 4.93m)

A double, integrated garage with electric roller shutter door, light and power, access to roof space via fitted ladders, wall mounted Viessman boiler and pressurised water cylinder.

### OUTSIDE

#### Frontage and Driveway

A generous tarmac and block paved driveway giving suitable parking for multiple vehicles. A covered storm porch greets you on entrance to the property.

#### Rear Garden

An enclosed garden of good proportion which has been landscaped to provide a mixture of stone paved patio, lawn and herbaceous planting.

### Material Information

Verified Material Information

Council Tax band: E

Tenure: Freehold

Property type: House

Property construction: Standard brick and block construction

Energy Performance rating: C

Number and types of room: 5 bedrooms, 3 bathrooms, 4 receptions

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.

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Heating features: Wood burner and Double glazing  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good  
Parking: Driveway and Garage  
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: Ladder

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.

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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/6JwN6KUnW1zRAp4SVQVogF/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.

### Location / what3words

///rubble.clearcut.films

### Buying to Let?

Guide achievable rent price: £1750pcm

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.

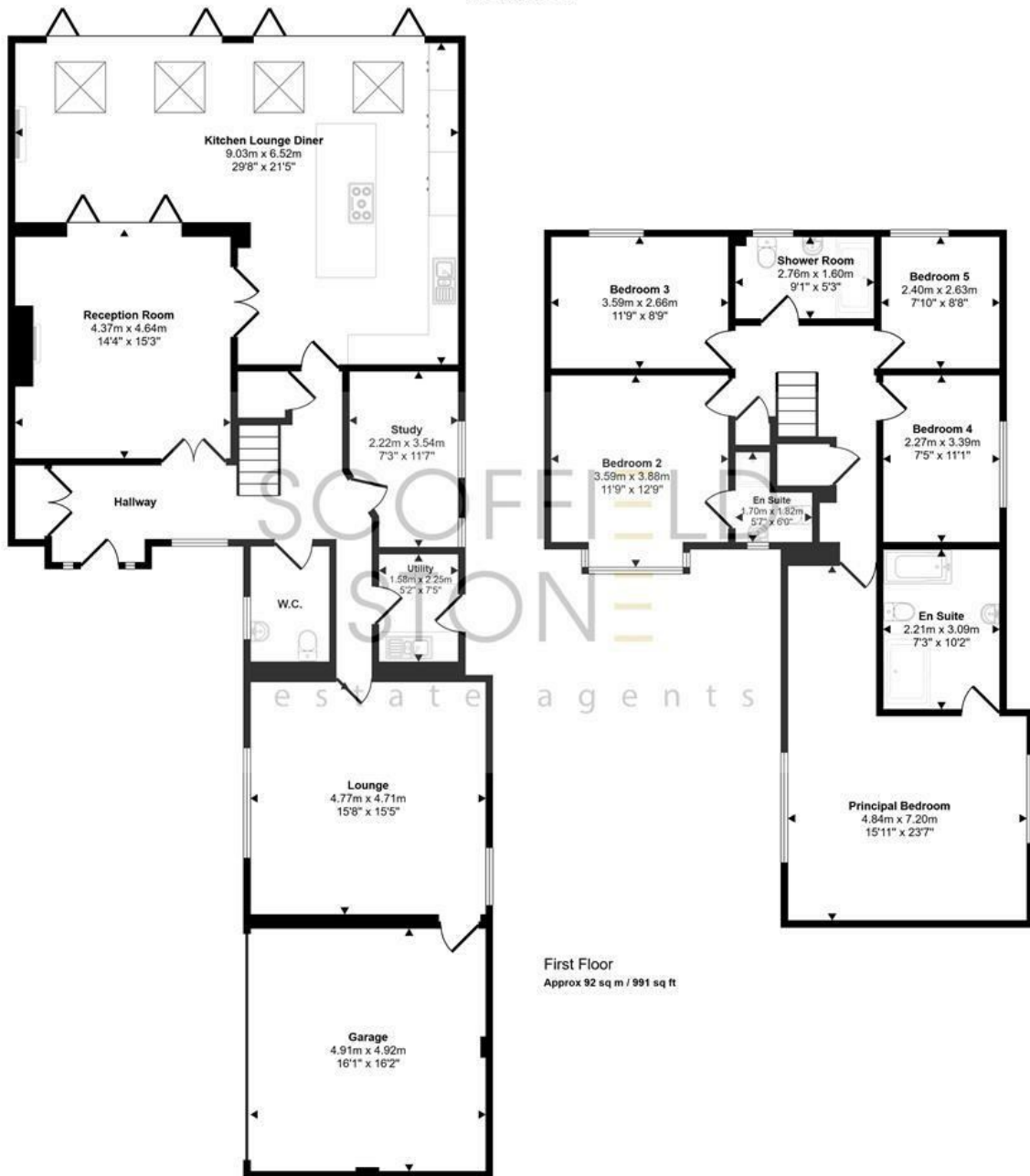
### ID Checks for buyers

To keep the buying process safe and secure, we carry out ID checks

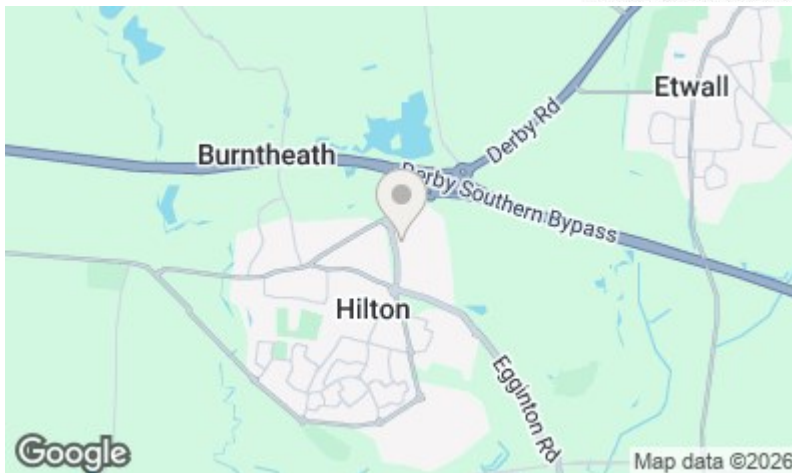


Sales: 01283 777100  
Lettings: 01332 511000  
[www.scofieldstone.co.uk](http://www.scofieldstone.co.uk)

Approx Gross Internal Area  
246 sq m / 2643 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			
(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	

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			
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(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**Hilton Office**  
Unit 6, Neighbourhood Centre  
Witham Close,  
Hilton, Derby DE65 5JR

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