SCOFFIELD STONE
estate agents

**18 Dee Close, Hilton, Derby, Derbyshire, DE65 5BQ**

**£230,000**

A chain free three bedroom, three storey mid terraced home in a cul de sac position in Hilton. Featuring a spacious lounge diner, fitted kitchen, guest cloakroom, principal bedroom with dressing area and en suite, enclosed low maintenance garden, driveway parking and garage.


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

# 18 Dee Close, Hilton, Derby, Derbyshire, DE65 5BQ

## Summary Description

A chain free, three double bedroom, three storey mid terraced home, located in a cul de sac position towards the eastern edge of this popular South Derbyshire village. Offered for sale on a freehold basis and presented in good condition, the property provides well planned accommodation across three floors, making it a practical choice for first time buyers, growing families, or buy to let investors seeking a modern home in a convenient residential setting.

The ground floor includes a welcoming entrance hall with walk in storage, a guest cloakroom WC, a fitted kitchen with integrated oven, gas hob, extractor hood and appliance space, plus a spacious open plan lounge diner with patio doors leading directly out to the rear garden. To the first floor are two double bedrooms and a family bathroom, while the second floor is dedicated to a generous principal bedroom with dressing area, fitted storage and an en suite shower room. The home also benefits from UPVC double glazing, gas central heating, a total floor area of 96 square metres, 1,034 square feet, an enclosed low maintenance garden, allocated driveway parking and a single garage.

Hilton is a well served Derbyshire village with a range of local amenities including shops, places to eat, public houses, village services and recreational spaces. The area is popular with families due to access to local schooling, nearby countryside and good transport links. Road connections include access towards Derby, Burton upon Trent, Toyota, the A50 and wider commuter routes, with nearby public transport options supporting travel across South Derbyshire and beyond.

## Entrance Hall

Welcoming entrance hall with wooden flooring, radiator, walk in storage cupboard and a part obscure glazed composite front entrance door.

## Lounge/Diner

12'10 x 18'1 (3.91m x 5.51m)

A spacious open plan lounge/diner with wooden flooring, inset ceiling lights, TV and telephone points, radiator and rear facing UPVC double glazed patio doors opening onto the garden.

## Kitchen

5'10 x 11'8 (1.78m x 3.56m)

Fitted kitchen with wooden flooring and a front aspect UPVC double glazed window. Appointed with Ash effect wall and floor cabinets, stone effect roll edge worktops and tiled splashbacks. Features include an inset stainless steel sink with drainer, vegetable preparation bowl and chrome mixer tap, integrated electric oven, gas hob with extractor hood above, plus under counter space and plumbing for appliances.

## Guest Cloakroom/WC

Ground floor cloakroom with wooden flooring, low flush WC, pedestal wash hand basin with chrome hot and cold taps, radiator and front aspect obscure UPVC double glazed window.

## Stairs/Landing One

Carpeted stairs and landing with wooden spindle balustrade and radiator.

## Bedroom Two

12'10 x 11'7 (3.91m x 3.53m)

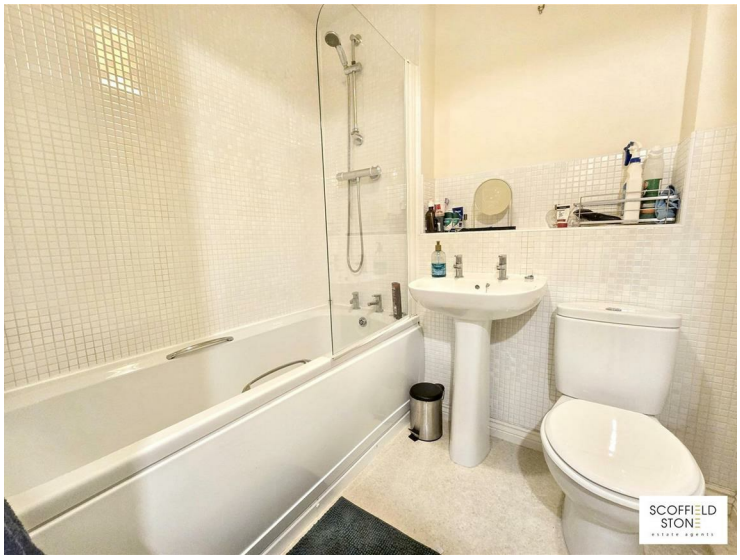
Rear facing double bedroom with carpet flooring, UPVC double

glazed window, radiator and airing cupboard housing the hot water cylinder.

## Bedroom Three
12'10 x 11'1 (3.91m x 3.38m)

A generously sized front facing double bedroom with carpet flooring, two UPVC double glazed windows and two radiators.

## Bathroom
6'2 x 6'4 (1.88m x 1.93m)



Family bathroom with cream cushion flooring, tiled splashbacks, low flush WC, pedestal wash hand basin with chrome hot and cold taps, bathtub with chrome hot and cold taps and plumbed shower over, plus radiator.

## Stairs/Landing Two
Carpeted staircase and landing with wooden spindle balustrade and radiator.

## Principal Bedroom
12'10 x 19'11 (3.91m x 6.07m)

A spacious principal King size bedroom with carpet flooring, front aspect UPVC double glazed window, rear aspect rooflight, TV point, two radiators and access to roof space. The room also benefits from a dressing area with fitted wardrobes and chest of drawers.

## En Suite Shower Room
6'5 x 5'6 (1.96m x 1.68m)

En suite shower room with cream cushion flooring, rear aspect rooflight, pedestal wash hand basin with chrome hot and cold taps, low flush WC, single shower enclosure with plumbed shower, tiled splashbacks and radiator.

## Outside

## Frontage
To the front of the property there is a small herbaceous border.

## Rear Garden

An enclosed, low maintenance rear garden, attractively landscaped to include a decked patio, artificial lawn and raised planting borders. A gate provides direct access to the car park beyond.

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## Driveway and Garage

Located beyond the rear garden, within the car park, is an allocated driveway parking space for one vehicle. There is also a single garage with up and over door, positioned beneath a coach house apartment.

## Material Information

Verified Material Information

Costs & tenure
Tenure: Freehold
Council tax band: C
EPC rating: B

The building
Mid-terrace house, standard brick and block construction
3 bedrooms, 2 bathrooms, 1 reception
Accessibility adaptations: None
Loft: insulated and unboarded, accessed by From the master bedroom
Outside areas: Rear garden

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone ok, Three good, EE good
Parking: Allocated and Garage

Risks & restrictions
Not a listed building
Not in a conservation area
No tree preservation order
No environmental risks recorded
Onward chain: no

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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/PGPhBSCbRGsWVZH8Log4qY/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: £1050pcm

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.

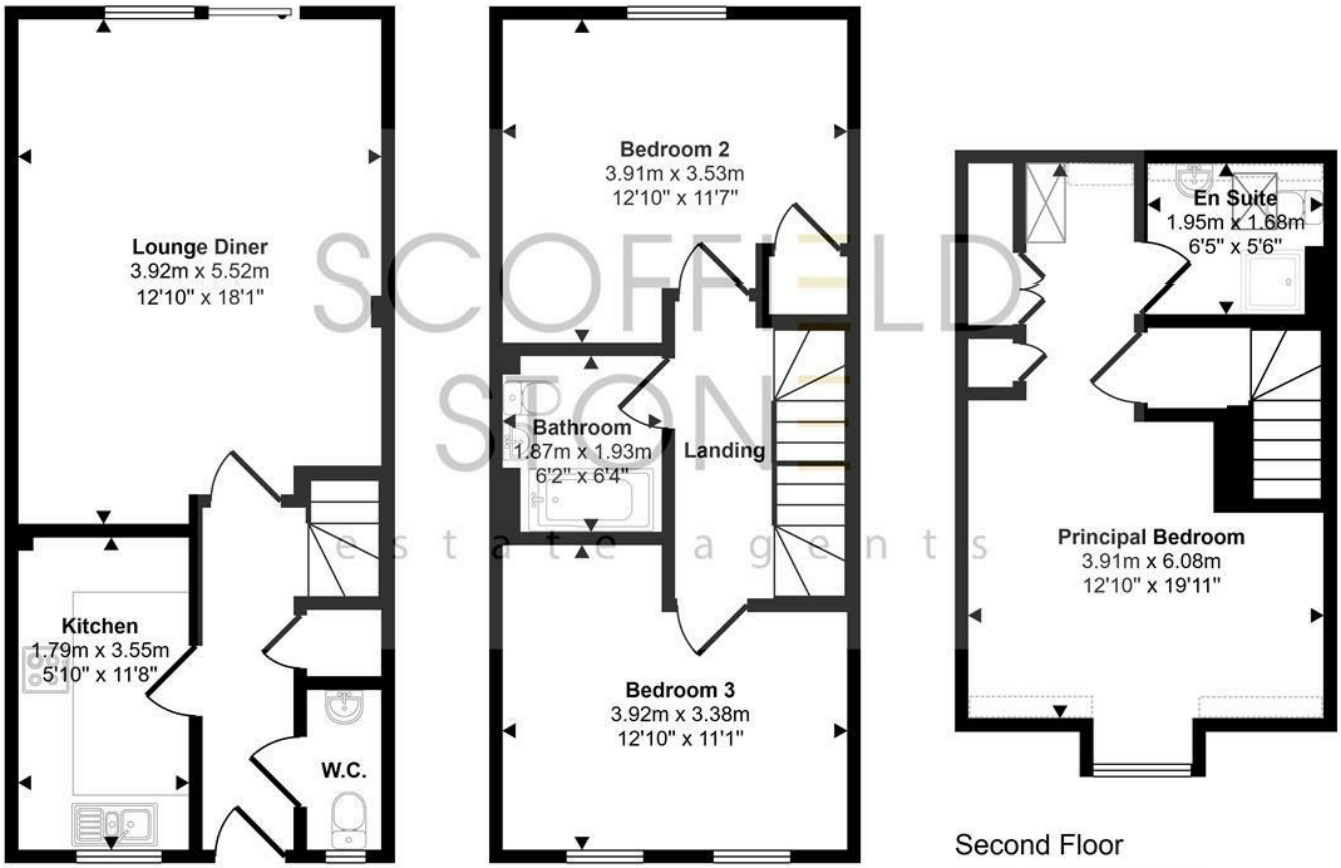
## Location / what3words

what3words ///deal.culminate.straw

## 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**
**96 sq m / 1034 sq ft**



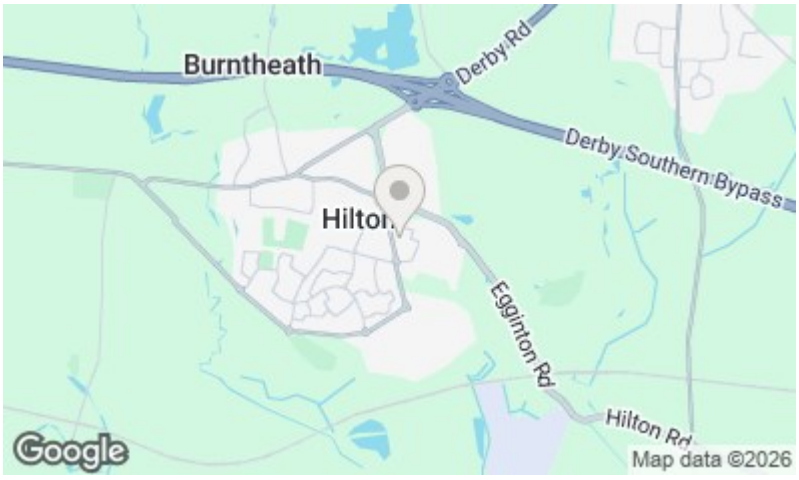

Ground Floor
**Approx 36 sq m / 388 sq ft**

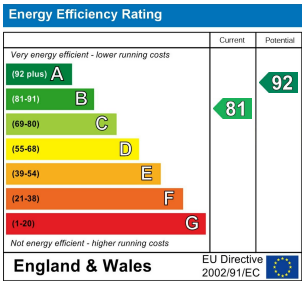
First Floor
**Approx 36 sq m / 384 sq ft**

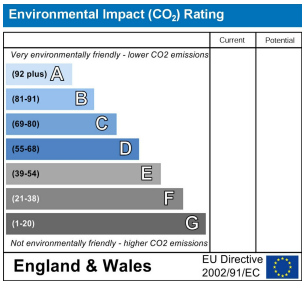
Second Floor
**Approx 24 sq m / 262 sq ft**

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.





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