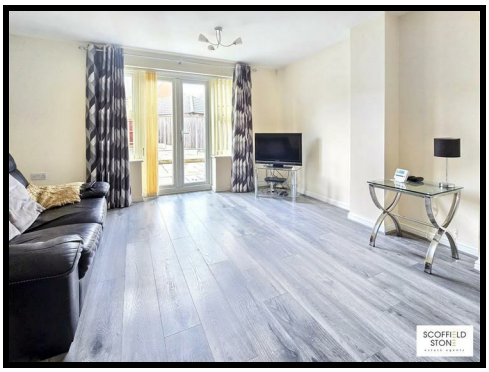
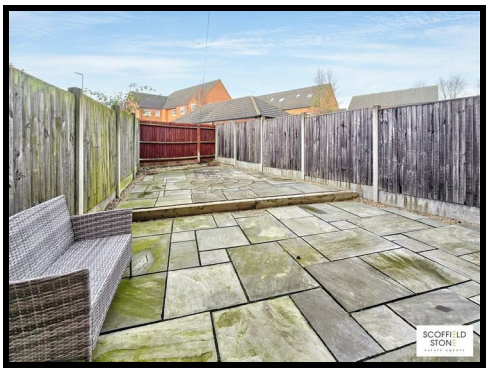
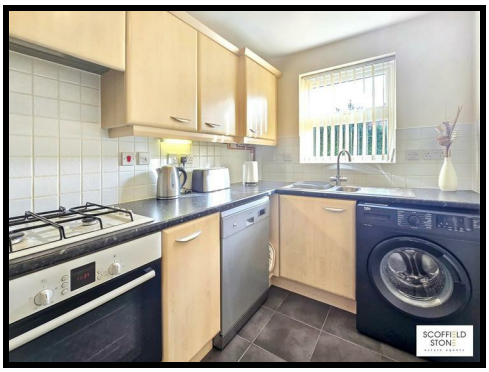
SCOFFIELD STONE
estate agents









39 Thames Way, Hilton, Derby, DE65 5NB

Offers Over £225,000

A three storey, three double bedroom end terrace in Hilton, with driveway parking, single garage and an enclosed, low maintenance garden. Lounge diner with French doors, fitted kitchen and downstairs WC. Principal suite on the top floor with fitted wardrobes and an en suite shower room.

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

39 Thames Way, Hilton, Derby, DE65 5NB

Summary Description

Set on the southern edge of Hilton, Derbyshire, this well presented three storey, three double bedroom end terraced home offers flexible space for first time buyers, upsizers and buy to let investors. Positioned within a development of mixed style housing, it combines a practical layout with the convenience of an allocated driveway space and a single garage to the rear.

The entrance hall features wood effect flooring and leads through to a bright lounge diner, with French doors and side windows opening onto the enclosed rear garden. The front facing kitchen is fitted with beech effect wall and base units, stone effect worktops, tiled splashbacks and under cupboard lighting, with an integrated electric oven, gas hob and extractor, plus space and plumbing for appliances. A guest cloakroom completes the ground floor. On the first floor, bedrooms two and three are both generous doubles, served by the family bathroom. The top floor is dedicated to the principal bedroom, with fitted wardrobes, useful over stairs storage and a private en suite shower room featuring a plumbed shower and Velux rooflight. Outside, the rear garden is fully enclosed and designed for low maintenance, finished with stone slabs, a side storage area, gated access to the front and a cold water tap. The single garage offers light and power.

Hilton is a popular South Derbyshire village with a good range of amenities including shops, cafes, supermarkets and leisure facilities, plus access to well regarded schooling in the area. Regular bus services connect to Derby and Burton, while the nearby A50 and A38 provide straightforward links to the wider region, including East Midlands Airport and major employment centres.

Entrance Hall

Having wood effect laminate flooring, front aspect part obscure glazed composite main entrance door, radiator, telephone point.

Lounge/Diner

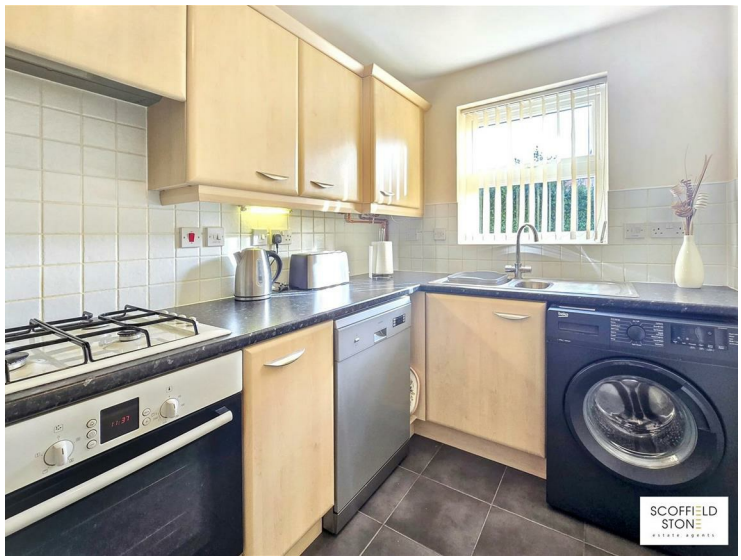
13'3 x 15'10 (4.04m x 4.83m)



Having wood effect laminate flooring, rear aspect upvc double glazed French doors to garden with side windows, under stairs storage cupboard, tv and telephone points, radiator.

Kitchen

6'3 x 10'11 (1.91m x 3.33m)



Having ceramic tiled flooring, front aspect upvc double glazed window, fitted wall and floor units to Beech effect with stone effect roll edge worktop and tiled splashbacks, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap, integrated electric oven with gas hob over and extractor hood, under counter space and plumbing for appliances, under cupboard lighting, radiator.

Guest Cloakroom/WC

Having ceramic tiled flooring, low flush wc, pedestal wash hand basin with chrome hot and cold taps, radiator.

Stairs/Landing One

Carpeted, wooden spindle balustrade.

Bedroom Two

13'3 x 10'10 (4.04m x 3.30m)



Carpeted, two rear aspect upvc double glazed windows, radiator.

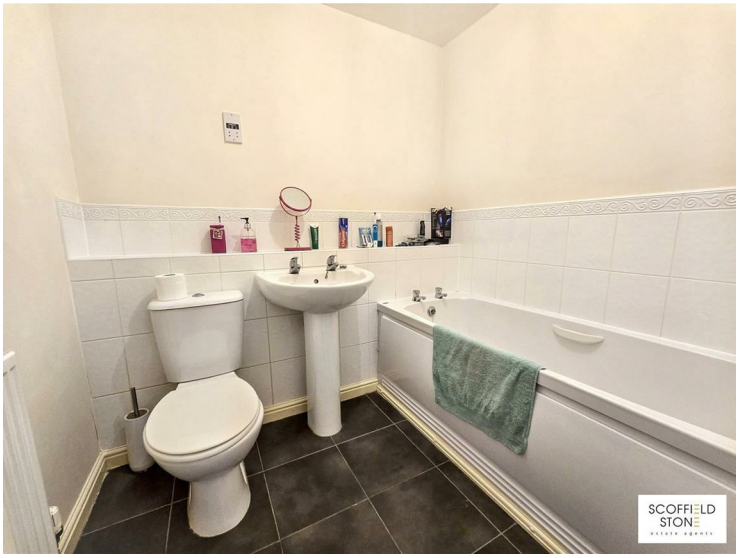
39 Thames Way, Hilton, Derby, DE65 5NB

Bedroom Three
13'2 x 8'1 (4.01m x 2.46m)



Carpeted, two front aspect upvc double glazed windows, telephone point, radiator.

Bathroom
6'2 x 6'9 (1.88m x 2.06m)



Having ceramic tile flooring, low flush wc, pedestal wash hand basin with chrome hot and cold taps, bathtub with chrome hot and cold taps, tiled splashbacks, radiator, shaving point.

Stairs/Landing Two
Carpeted, wooden spindle balustrade, velux rooflight, walk in storage cupboard with access to roof space beyond.

Principal Bedroom
9'10 x 11'11 (3.00m x 3.63m)



Carpeted, front aspect upvc double glazed window, fitted wardrobes, over stairs storage, tv and telephone points, radiator.

En Suite Shower Room
8'3 x 6'11 (2.51m x 2.11m)
Having wood effect cushion flooring, velux rooflight, pedestal wash hand basin with chrome hot and cold taps, low flush wc, shower enclosure with plumbed shower, tiled splashbacks, radiator.

OUTSIDE

Frontage
A small shale borders greets you at the front entrance.

Rear Garden



The property has a fully enclosed low maintenance garden which is laid to and attractive stone slab finish. There is a good storage area at the side with gate to the front. Cold water tap.

Parking and Garage



To the rear of the property you will find an allocated driveway space leading to a single garage which has a 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: Survey Instructed
Number and types of room: 3 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 on 24 May 2023.
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Good
Parking: Garage, Driveway, and On Street
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: Yes
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: Level access
Coal mining area: No
Non-coal mining area: No
Loft access: Yes - insulated and no boarded, accessed by: Through a hatch in the master bedroom

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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/47rbbBzjF5DYMZS8gUqUgs/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: £950pcm

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.

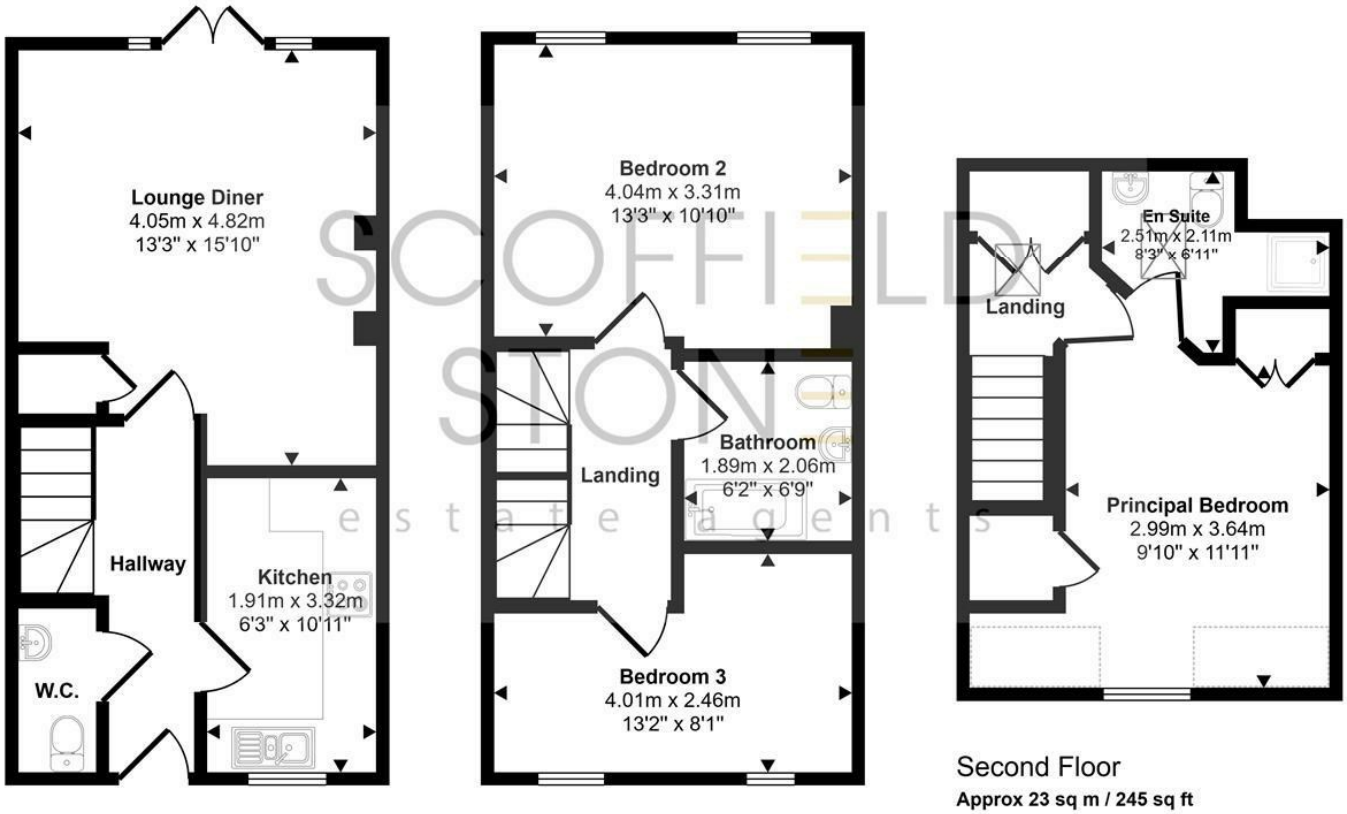
Location / what3words

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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.

Approx Gross Internal Area
89 sq m / 957 sq ft



Ground Floor
Approx 33 sq m / 355 sq ft

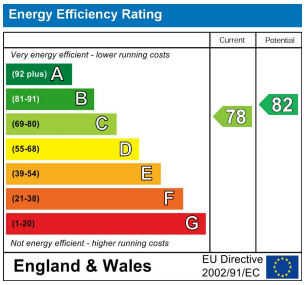
First Floor
Approx 33 sq m / 358 sq ft

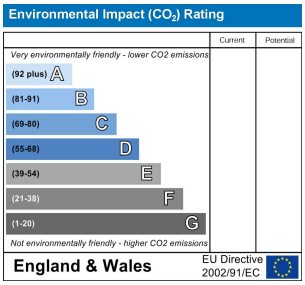
Second Floor
Approx 23 sq m / 245 sq ft

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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