



SCOFFIELD  
STONE

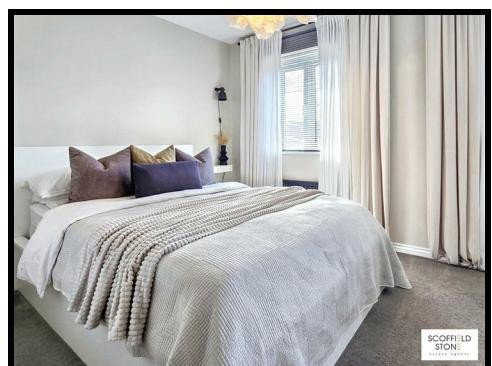


41 Eden Close, Hilton, Derby, DE65 5NL

£215,000

An ideal first-time buyer home in Hilton, this three-bedroom property features driveway parking, a detached garage, guest cloakroom, and a spacious lounge/diner opening to the rear garden. With good access to local amenities, schools and transport links, it offers both convenience and comfort in a sought-after location.

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## Summary Description

Situated on the southern edge of Hilton, Derbyshire, this well-presented three-bedroom home offers an excellent opportunity for first-time buyers or young families. Set within a popular residential development of similar properties, the home combines practical living spaces with modern comforts, making it a superb choice for those seeking convenience and community.

The ground floor includes a welcoming entrance hall with wood effect flooring, a bright lounge/diner with French doors opening onto the rear garden, and a fitted kitchen with a range of units and integrated appliances. A useful guest cloakroom completes the downstairs accommodation. Upstairs, the property provides three double bedrooms, with the main bedroom benefitting from fitted wardrobes, along with a modern family bathroom. Outside, the enclosed rear garden is landscaped with lawn, patio and planting borders, while to the front there is a driveway offering tandem parking for two cars and a detached single garage with power and lighting.

Hilton is a highly regarded village offering a strong sense of community along with excellent local amenities. There are several shops, cafés, pubs and takeaways, as well as a popular primary school and nursery within easy reach. The area also benefits from regular public transport links, with bus services connecting to Derby, Burton upon Trent and surrounding areas. For those who commute, the A50, A38 and M1 road networks are easily accessible, while Derby railway station provides direct services to major UK cities.

## Entrance Hall

Having wood effect LVT flooring, wood paneling to walls, front aspect part obscure glazed composite main entrance door, telephone point, radiator.

## Kitchen

9'10" x 6'11" (3.01 x 2.13)



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

## Lounge/Diner

15'8" x 13'10" (4.8 x 4.24)



Having wood effect LVT flooring, rear aspect upvc double glazed French doors to garden and side windows, tv and telephone points, radiator.

## Guest Cloakroom/WC

5'1" x 2'11" (1.55 x 0.9)

Having ceramic tiled flooring, front aspect obscure upvc double glazed window, low flush wc, pedestal wash hand basin with chrome hot and cold taps and tiled splashback, radiator.

## Stairs/Landing

Carpeted, wooden spindle balustrade, wall panelling, access to roof space.

## Bedroom One

8'9" x 10'6" (2.68 x 3.21)



Carpeted, two front aspect upvc double glazed windows, fitted wardrobes, over stairs storage with gas boiler, radiator.

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## Bedroom Two

9'0" x 6'10" ( 2.76 x 2.1)



## Bathroom

6'2" x 6'2" (1.9 x 1.88)



Carpeted, rear aspect upvc double glazed window, radiator.

## Bedroom Three

8'3" x 6'9" (2.52 x 2.08)



Carpeted, rear aspect upvc double glazed window, radiator.

Having ceramic tiled flooring, side aspect obscure upvc double glazed window, inset lights to ceiling, tiled splashbacks, low flush wc, pedestal wash hand basin with chrome hot and cold taps, bathtub with chrome hot and cold taps, chrome heated towel rail.

## OUTSIDE

### Frontage and Driveway



To the front you will find a Tarmacadam driveway with adequate space for two cars parked in tandem and which gives access to the detached garage.



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## Rear Garden



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.

To the rear you will find a modest, enclosed garden which has been landscaped to provide a mixture of paved patio, lawn and raised planting border. Cold water tap and gated access to the front.

## Garage

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

## Material Information

Please ask for the Material Information held for this property, or follow the link here: <https://moverly.com/sale/KvNCRY7D3oDnRHTgYPyW3/view>

## Disclaimer 03/2021

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

what3words //tastes.rates.pays

## Buying to Let?

Guide achievable rent price: £1,050pcm

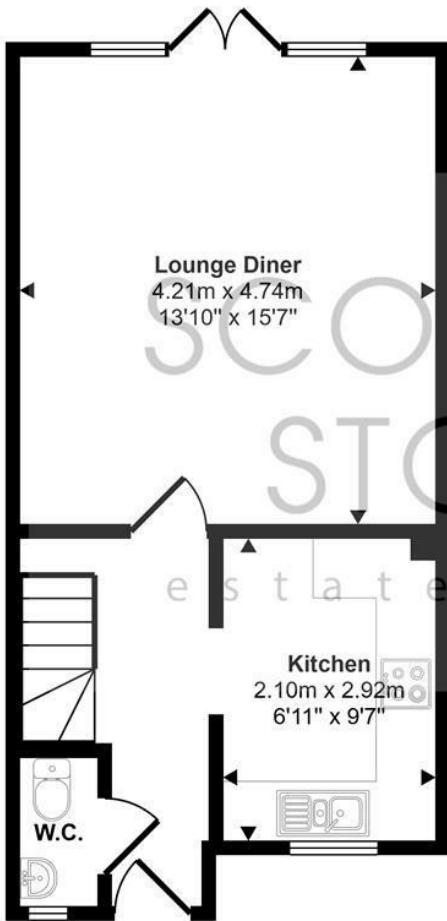
The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

## ID Checks for buyers

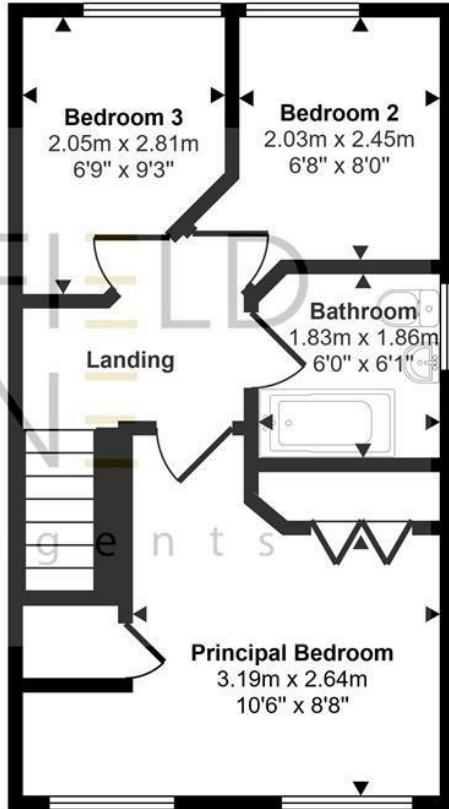


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Approx Gross Internal Area  
68 sq m / 731 sq ft



Ground Floor  
Approx 35 sq m / 372 sq ft



First Floor  
Approx 33 sq m / 359 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			
EU Directive 2002/91/EC		89	75
England & Wales			
Map data ©2026			

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			



#### Hilton Office

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