SCOFFIELD STONE
estate agents

4 Aire Close, Hilton, Derby, DE65 5LW

£220,000

CHAIN FREE - This appealing semi-detached house in a peaceful cul de sac features three bedrooms, a stylish bathroom, a well-equipped kitchen, front and rear gardens, driveway parking, a garage, and eco-friendly solar panels, making it an ideal choice for first-time buyers, investors, or families seeking comfort and convenience near schools and local amenities.

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

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Summary Description

CHAIN FREE. We are delighted to present this appealing semi-detached house for sale, offering a welcoming environment for first-time buyers, investors, families and couples alike. This property is in good condition, boasting well-proportioned rooms and unique features that ensure comfort and convenience.

The accommodation comprises three bedrooms, a stylish bathroom, a single reception room, and a kitchen diner. The master bedroom is a double with an en-suite and built-in wardrobes. The second bedroom is also a double, while the third is a single room.

The bathroom is well-appointed with a three-piece suite and plumbed shower. The kitchen is ideal for a home cook, providing dining space and access to the garden. The reception room serves as a cosy lounge, ideal for unwinding or entertaining guests.

The property benefits from both front and rear gardens, offering ample outdoor space for relaxation or play. With driveway parking for two cars and a single garage, parking will never be an issue. The addition of solar panels enhances the eco-friendly aspect of the home.

Located in a peaceful cul de sac, the property enjoys proximity to public transport links, schools, local amenities and green spaces. Whether you're into walking or cycling, the nearby parks and routes provide ample opportunities for recreational activities.

With its combination of comfort, convenience and location, this property offers a unique opportunity for homeownership. Don't miss out on this gem in the heart of the community.

Entrance Hall

Carpeted and neutrally decorated with front aspect part obscure glazed composite main entrance door, carpet matwell, radiator.

Guest Cloakroom

Carpeted and neutrally decorated with front aspect obscure upvc double glazed window, low flush wc, corner pedestal wash hand basin with chrome monobloc tap and tiled splashback, radiator.

Lounge

14'5" x 11'8" (4.4m x 3.57m)

Carpeted and neutrally decorated with front aspect upvc double glazed window, tv and telephone points, radiator.

Kitchen/Diner

9'8" x 14'9" (2.95m x 4.52m)

Having ceramic tiled effect cushion flooring and neutral decor with rear aspect upvc double glazed window, rear aspect upvc double glazed French doors to garden, fitted wall and floor units in Beech effect with wood effect worktops and tiled splashbacks, inset ceramic sink with drainer and chrome mixer tap, integrated electric oven with gas hob over and extractor hood, integrated dishwasher, integrated fridge freezer, under counter space and plumbing for washing machine, under stairs storage cupboard, radiator.

Stairs/Landing

Carpeted and neutrally decorated with storage cupboard, radiator, access to roof space.

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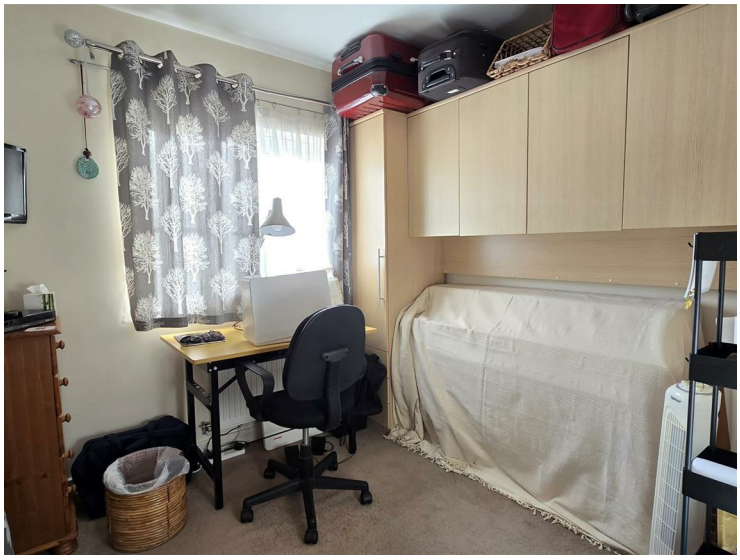
Bedroom One
8'11" x 9'2" (2.73m x 2.81m)

Carpeted and neutrally decorated with front aspect upvc double glazed window, fitted wardrobe, radiator.

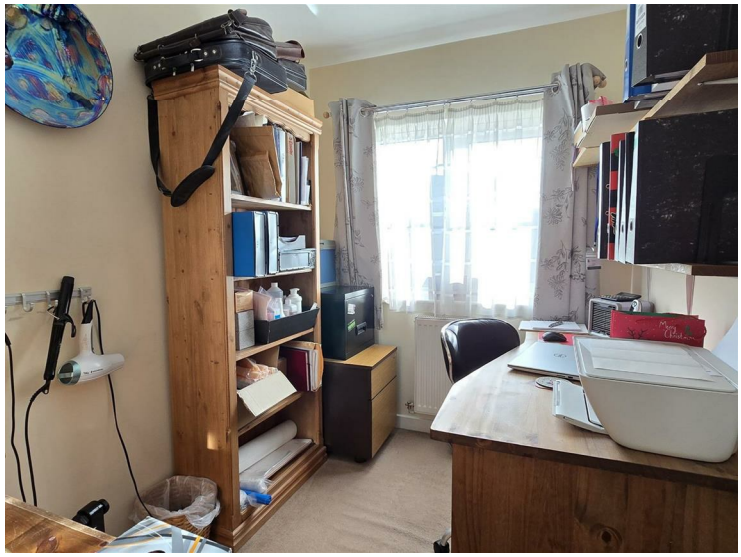
En Suite Shower Room
Carpeted and neutrally decorated with front aspect obscure upvc double glazed window, pedestal wash hand basin with chrome monobloc tap, low flush wc, shower enclosure with plumbed shower, tiled splashbacks, radiator, shaving point.

Bedroom Two
8'7" x 8'5" (2.63m x 2.58m)



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

Bedroom Three
8'7" x 6'1" (2.63m x 1.87m)



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

Bathroom

Carpeted and neutrally decorated with side aspect obscure upvc double glazed window, tiled splashbacks, low flush wc, pedestal wash hand basin with chrome monobloc tap, bathtub with chrome mixer tap and plumbed shower over, radiator.

OUTSIDE

Garage
18'7" x 7'9" (5.67m x 2.38m)
An attached single garage with metal up and over door, personnel door, light, power and roof storage.

Frontage and Driveway
To the front you will find a Tarmacadam driveway with adequate parking for two vehicles parked in tandem. A decorative gravel border and paved pathway greets the house.

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Rear Garden

An enclosed garden which has been landscaped to provide a mixture of paved patio, lawn and decorative border. Cold water tap and rear access to garage.

SOLAR PANELS

No fees to pay, owned by supplier for 20 years then after this period, transfer of ownership to the vendor.

Material Information

Verified Material Information

Council tax band: C
Tenure: Freehold
Property type: House
Property construction: Standard form
Electricity supply: Mains electricity
Solar Panels: Yes
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Central heating
Heating features: Double glazing
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Good
Parking: Garage, Driveway, and Off 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: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: B

For additional material information, please see the link:

https://moverly.com/sale/LoSAZnGFxnoYqhVmkCrg3S/view

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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.

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?

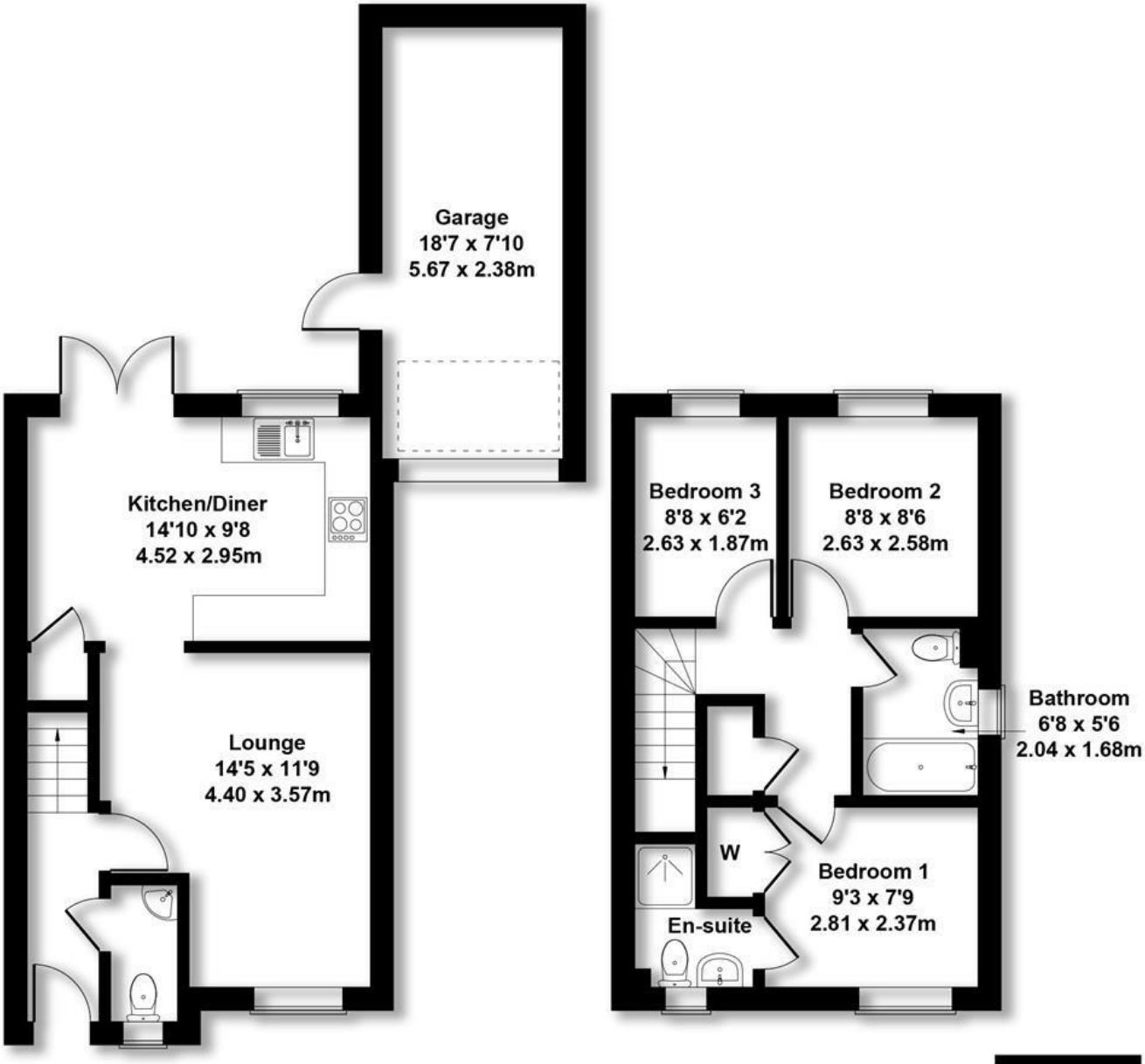
Guide achievable rent price: £950pcm

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

what3words ///forehand.sharpens.cutback

4 Aire Close



Not to Scale. Produced by The Plan Portal 2025
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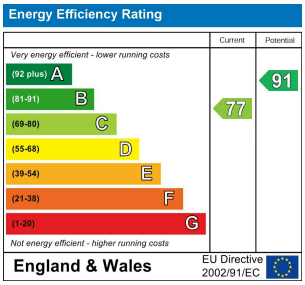

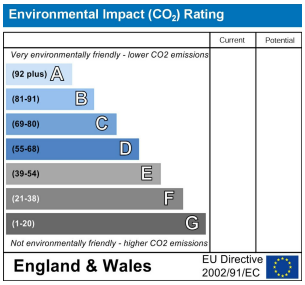

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