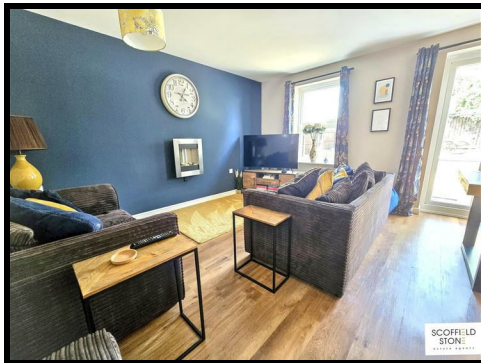




**60 Thames Way, Hilton, Derbyshire, DE65 5NB**

**£249,950**

Chain free and beautifully presented throughout, this stylish three bedroom semi detached home enjoys a quiet cul de sac position in the heart of Hilton. Featuring a contemporary kitchen, en suite, detached garage, two car driveway and private landscaped garden overlooking playing fields, it's ready to move straight into.

### Summary Description

Occupying a peaceful cul de sac position within the popular village of Hilton, this chain free three bedroom semi detached home offers an excellent opportunity for first time buyers, downsizers or buy to let investors seeking a property that is ready to move into. Beautifully presented throughout, the accommodation extends to 73 square metres (785 square feet) and combines contemporary styling with practical family living, all within easy reach of local amenities and commuter links.

The accommodation begins with a welcoming entrance hall leading to a bright and spacious lounge diner, where French doors open onto the landscaped rear garden, creating an ideal space for both relaxing and entertaining. The contemporary kitchen has been thoughtfully upgraded with stylish navy blue shaker units, premium quartz worktops, breakfast bar and an Insinkerator instant boiling water tap, offering both style and functionality. A convenient ground floor cloakroom completes the downstairs accommodation. Upstairs, the principal bedroom benefits from fitted wardrobes and a modern en suite shower room, while the second bedroom also features fitted wardrobes and enjoys attractive open views across adjoining playing fields. A third bedroom and well appointed family bathroom complete the first floor. Outside, the property offers driveway parking for two vehicles, a detached garage with electric roller shutter door and a private, low maintenance rear garden overlooking playing fields and Hilton's Remembrance Garden, providing a peaceful outdoor setting.

Hilton remains one of South Derbyshire's most sought after villages, offering an excellent range of everyday amenities including shops, supermarkets, cafés, pubs, healthcare facilities and leisure amenities. Families are well served by highly regarded local schools, while excellent transport links via the A50 provide straightforward access to Derby, Burton upon Trent, Uttoxeter and the M1 motorway. Regular public transport services further enhance connectivity, making this an ideal location for commuters and families alike.

### Entrance Hall

3'3 x 10'11 (0.99m x 3.33m)

A welcoming entrance hall featuring wood effect Karndean flooring, a part obscure glazed composite entrance door, radiator and access to the principal ground floor accommodation.

### Lounge/Diner

15'4 x 13'10 (4.67m x 4.22m)



A bright and spacious dual purpose reception room with wood effect Karndean flooring, a rear aspect UPVC double glazed window and French doors opening directly onto the garden, creating an excellent space for both everyday living and entertaining. Additional features include an understairs storage cupboard, TV point and two radiators.

### Kitchen

8'9 x 10'11 (2.67m x 3.33m)



A beautifully appointed contemporary kitchen fitted with stylish navy blue shaker units, complemented by premium quartz worktops and matching splashbacks. Features include a breakfast bar, under cupboard lighting, an inset composite sink with drainer, vegetable preparation area and chrome Insinkerator instant boiling water mixer tap. Integrated appliances include an electric oven with gas hob and extractor hood, together with under counter space and plumbing for additional appliances. A front aspect UPVC double glazed window and retro style vertical radiator complete the room.

### Guest Cloakroom/WC

Finished in a contemporary style with wood effect Karndean flooring, low flush WC, pedestal wash hand basin and radiator.

### Stairs and Landing

6'2 x 11'11 (1.88m x 3.63m)

Carpeted staircase with traditional wooden spindle balustrade leading to the first floor landing, featuring an over stairs airing cupboard housing the hot water cylinder and access to the loft space.

### Bedroom One

9'1 x 10'11 (2.77m x 3.33m)



A generous principal bedroom with front aspect UPVC double glazed window, fitted wardrobe, telephone point, radiator and attractive wood effect cushion flooring.

### En Suite Shower Room

7'11 x 4'4 (2.41m x 1.32m)

Fitted with a three piece suite comprising a shower enclosure with plumbed shower, pedestal wash hand basin and low flush WC. Finished with tiled splashbacks, ceramic tile effect cushion flooring, shaving point and radiator.

### Bedroom Two

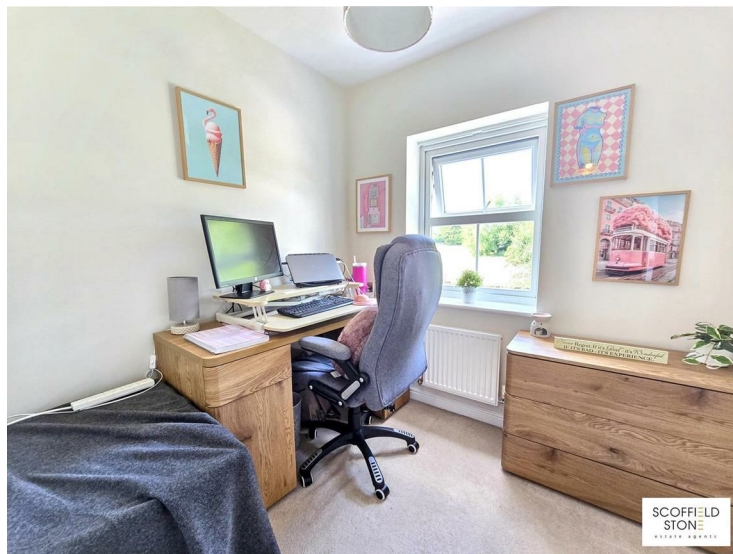
6'2 x 9'6 (1.88m x 2.90m)



A well proportioned double bedroom with fitted wardrobes, rear aspect UPVC double glazed window enjoying attractive open views across the adjoining playing fields, and radiator.

### Bedroom Three

6'9 x 6'4 (2.06m x 1.93m)



A comfortable third bedroom with rear aspect UPVC double glazed window overlooking the playing fields and radiator.

### Bathroom

6'0 x 5'5 (1.83m x 1.65m)



Fitted with a three piece suite comprising a panelled bath with chrome mixer tap, pedestal wash hand basin and low flush WC. Finished with ceramic tile effect cushion flooring, tiled splashbacks, front aspect obscure UPVC double glazed window and radiator.

### Outside

#### Frontage and Driveway

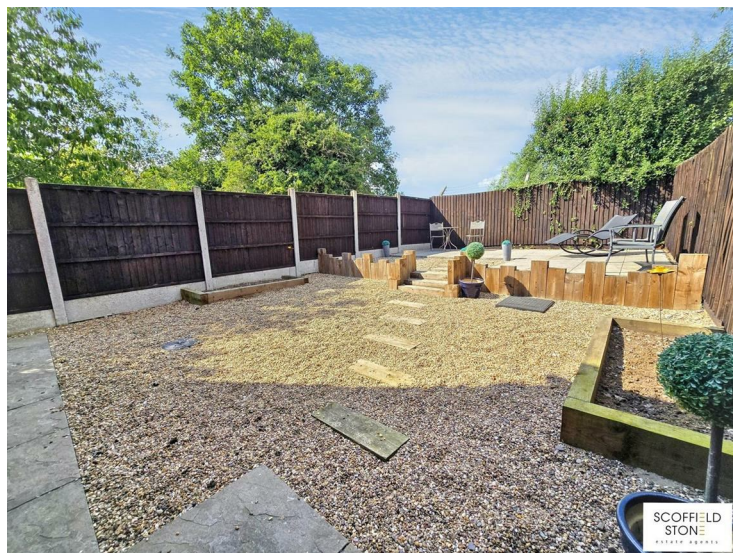


Occupying a pleasant position at the end of a private driveway, the property benefits from off road parking for at least two vehicles on a tarmac driveway. Attractive decorative shale borders and a pathway create an inviting approach to the front entrance.

### Garage

Detached single garage with light, power and an electric roller shutter door.

### Rear Garden



A particular feature of the property is the private, landscaped rear garden, enjoying an enviable position backing onto playing fields with Hilton's Remembrance Garden to the side. Designed for ease of maintenance, the garden features terraced seating areas, decorative gravel, a paved patio, outside cold water tap and gated side access, creating a peaceful space to relax or entertain outdoors.

### Material Information

This listing has been introduced by a third party, with the owner not being involved with the sale transaction. As such, we are unable to advise any details covered by the heading of Material Information.

### 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?

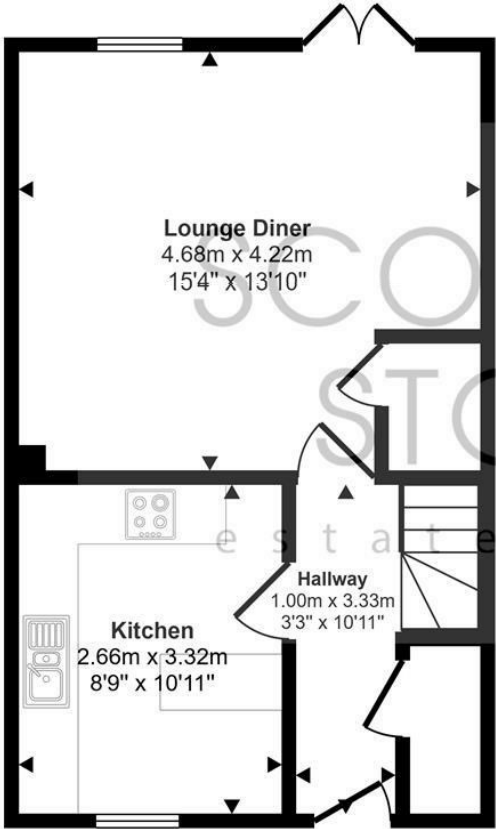
Guide achievable rent price: £1250pcm

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.

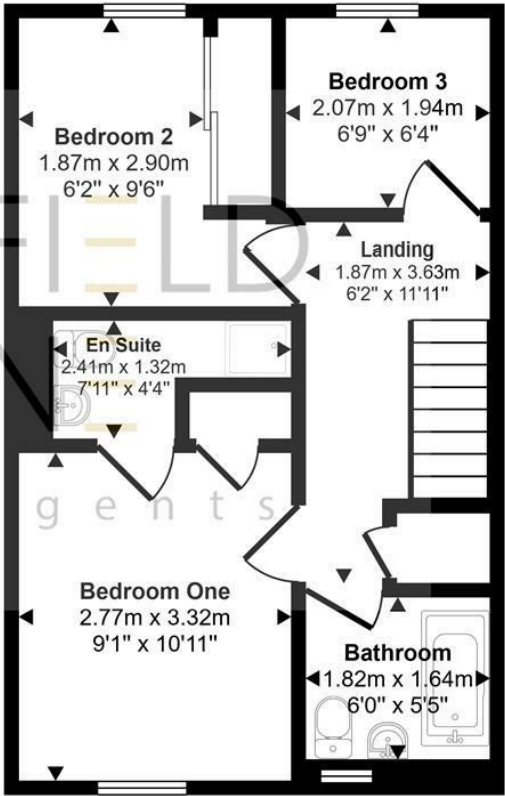
### Location / what3words

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Approx Gross Internal Area  
73 sq m / 785 sq ft



Ground Floor  
Approx 36 sq m / 387 sq ft



First Floor  
Approx 37 sq m / 397 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 |                         |           |
| (55-68)                                                         | D |                         |           |
| (39-54)                                                         | E |                         |           |
| (21-38)                                                         | F |                         |           |
| (1-20)                                                          | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales                                                 |   | EU Directive 2002/91/EC |           |



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