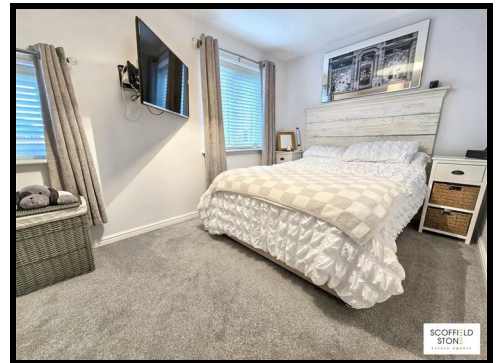
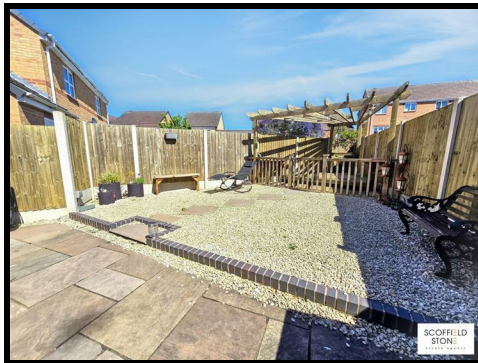




**5 Churnet Road, Hilton, Derby, DE65 5LF**

**£290,000**

Extended and very well presented, this three bedroom detached home in Hilton offers 99 square metres (1063 square feet) of flexible accommodation, including a generous open plan kitchen diner, study, utility, downstairs WC, driveway parking with EV charging, and an attractively landscaped low maintenance rear garden.

### Summary Description

Located within a popular modern development in Hilton, Derbyshire, this freehold three bedroom detached home offers well balanced and thoughtfully improved accommodation extending to 99 square metres (1063 square feet). The property has been extended to the rear and also benefits from a garage conversion, creating a more versatile layout that will suit a range of buyers, including families, professionals working from home, and those seeking a property that is ready to move into. Internally, the presentation is smart and consistent throughout, while outside there are front and rear gardens together with driveway parking.

A particular strength of the property is the generous open plan kitchen and dining space at the rear, designed to create a practical and sociable hub of the home. The kitchen is fitted in a shaker style with integrated appliances, a stone breakfast bar, and useful under stairs storage, while the dining area is enhanced by French doors to the garden and a large rooflight that helps bring in natural light. The converted garage now provides a separate study and utility room, adding flexibility for home working, hobbies, or day to day household use. There is also a downstairs WC, fitted wardrobes to the main bedroom, and an enclosed landscaped rear garden with patio, decking, pagoda, outdoor power, lighting, and cold water tap.

Hilton remains one of South Derbyshire's most popular village locations, offering a wide range of everyday amenities including shops, supermarkets, cafes, schools, and healthcare facilities. The village is well placed for access to Derby, Burton upon Trent, and the A50, making commuting straightforward. Public transport connections are also convenient, and the area is well regarded by buyers looking for a strong blend of village community, practical amenities, and access to surrounding employment centres.

### Entrance Hall

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

### Lounge

12'1 (3.68m)



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

### Open Plan Kitchen/Diner



### Kitchen Area

15'5 x 9'11 (4.70m x 3.02m)



Having ceramic tiled flooring, inset lights to ceiling, fitted wall and floor units to shaker style with wood effect worktops and stone breakfast bar, inset composite sink with drainer and chrome monobloc tap, inset gas hob with extractor hood over, integrated electric oven, integrated microwave, integrated dishwasher, contemporary vertical radiator, under stairs storage.

## 5 Churnet Road, Hilton, Derby, DE65 5LF

### Dining Area

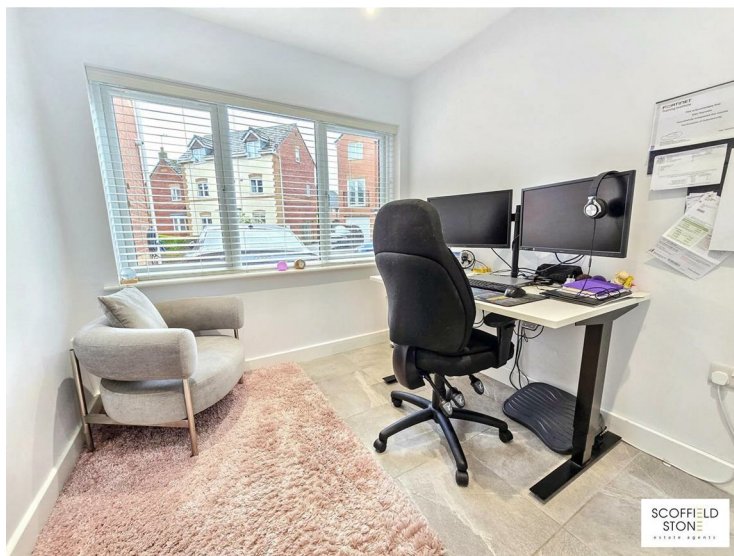
14'10 x 9'3 (4.52m x 2.82m)



Having ceramic tiled flooring, rear aspect upvc double glazed French doors to garden with side windows, large multipanel rooflight, side aspect obscure upvc double glazed window, contemporary vertical radiator.

### Study

7'8 x 8'5 (2.34m x 2.57m)



Having ceramic tiled flooring, front aspect upvc double glazed window, under floor heating.

### Utility

7'6 x 8'10 (2.29m x 2.69m)



Having ceramic tiled flooring, upvc door to rear garden, gloss finish wall and floor units with wood effect worktops, inset spotlights to ceiling, access to roof space, under floor heating. The roof space is boarded, has light and is accessed via fitted wooden ladders.

### Guest Cloakroom/WC

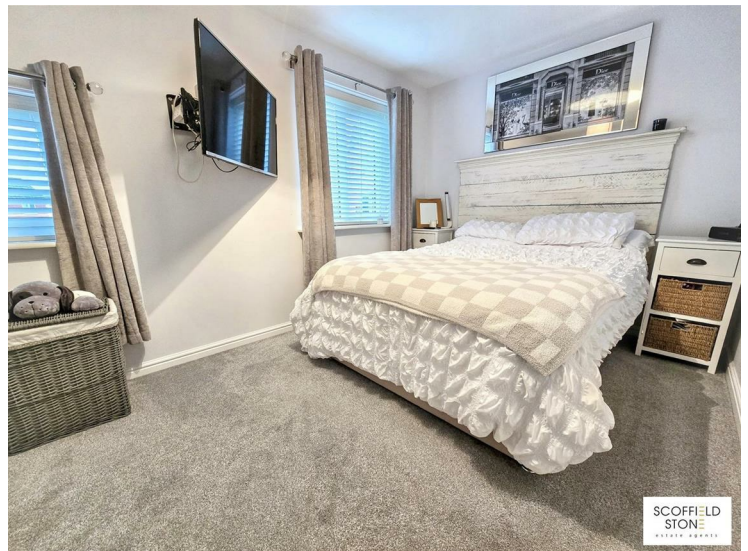
Having ceramic tiled flooring, front aspect obscure upvc double glazed window, low flush wc, pedestal wash hand basin with chrome hot and cold taps, radiator.

### Stairs/Landing

Carpeted, fitted storage cupboard, access to roof space.

### Bedroom One

13'4 x 8'2 (4.06m x 2.49m)



Carpeted, two front aspect upvc double glazed windows, fitted wardrobes, radiator.

### Bedroom Two

9'2 x 9'1 (2.79m x 2.77m)



Carpeted, rear aspect upvc double glazed window, radiator.

### Bedroom Three

5'10 x 9'1 (1.78m x 2.77m)

Carpeted, rear aspect upvc double glazed window, radiator.

### Bathroom

6'0 x 6'1 (1.83m x 1.85m)



Having ceramic tiled flooring, side aspect obscure upvc double glazed window, inset lights to ceiling, 'Metro' style tiled splashbacks, bathtub with chrome hot and cold taps and electric shower over, low flush wc, pedestal wash hand basin with chrome mixer tap, retro style radiator with towel rail.

### OUTSIDE

#### Frontage and Driveway

Car parking is provided by the tarmacadam driveway to the left hand side, with EV charging, with a small lawn and pathway to the front.

### Rear Garden



To the rear you will find an enclosed low maintenance garden which has been attractively landscaped to provide a mixture of stone paved patio, decorative gravel mid-section and decked rear patio with pagoda. Cold water tap, outdoor power and lighting.

### Material Information

Verified Material Information

Council Tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard brick and block construction

Energy Performance rating: C

Number and types of room: 3 bedrooms, 1 bathroom, 2 receptions

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 at an unknown date.

Heating features: Double glazing and Underfloor heating

Broadband: FTTp (Fibre to the Premises)

Mobile coverage: O2 - OK, Vodafone - OK, Three - Good, EE - Good

Parking: Driveway

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

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

Loft access: Yes - insulated and boarded, accessed by: Step ladder

Follow the link for the full report:

<https://moverly.com/sale/DQkW7EcxsajnQcwbgezhoa/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: £1100pcm

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

///firepower.degree.comforted

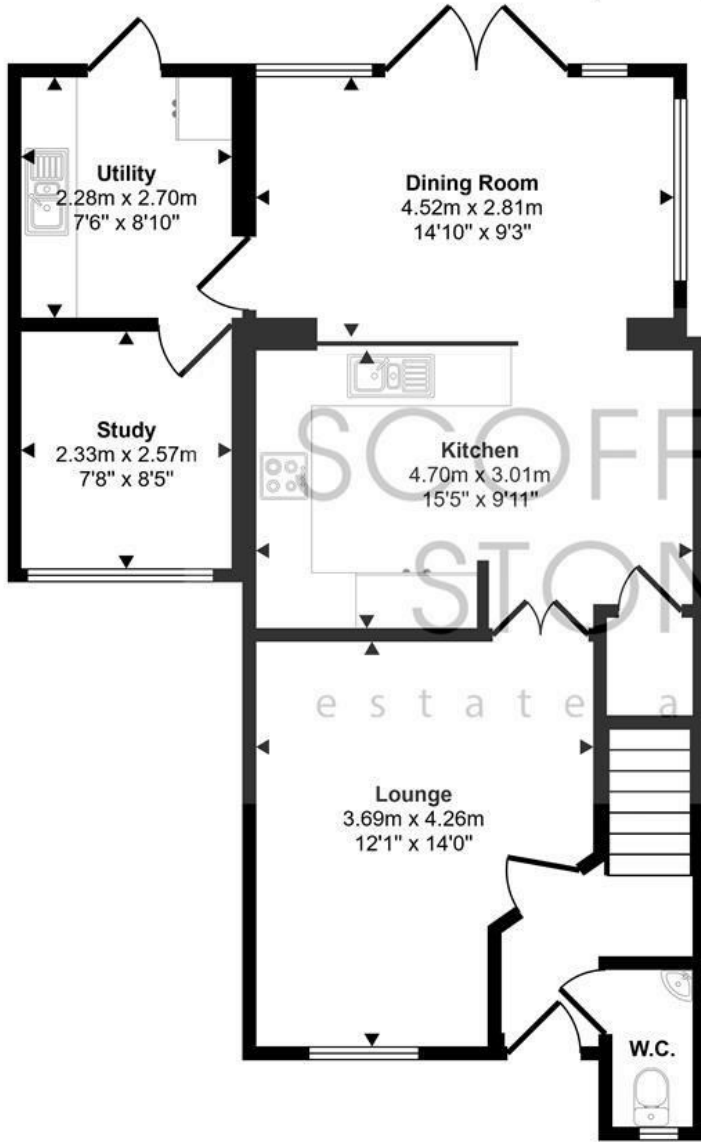
### ID Checks for buyers

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.

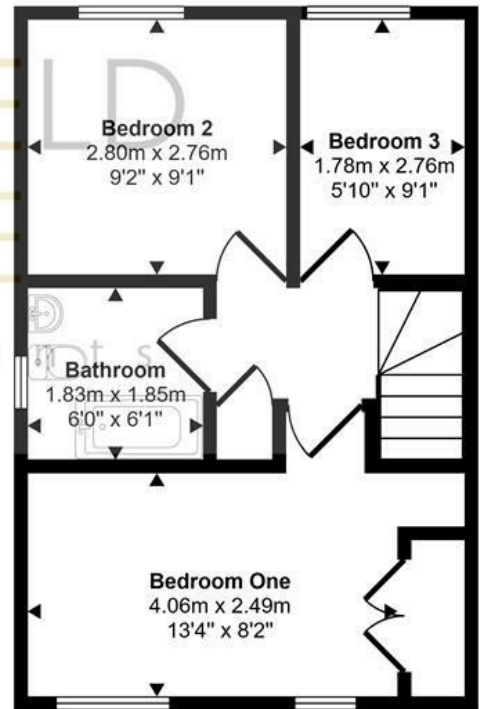


Sales: 01283 777100  
Lettings: 01332 511000  
[www.scoffieldstone.co.uk](http://www.scoffieldstone.co.uk)

Approx Gross Internal Area  
99 sq m / 1063 sq ft



**Ground Floor**  
Approx 64 sq m / 684 sq ft



**First Floor**  
Approx 35 sq m / 379 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |



**Hilton Office**  
Unit 6, Neighbourhood Centre  
Witham Close,  
Hilton, Derby DE65 5JR

**t:** Sales 01283 777100  
**t:** Lettings 01332 511000  
**e:** info@scofieldstone.co.uk  
**w:** www.scofieldstone.co.uk

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