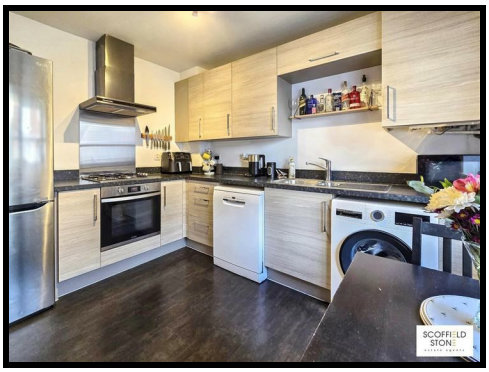
SCOFFIELD STONE
estate agents



20 Arnfield Drive, Hilton, Derby, DE65 5AA

£239,950

A modern three bedroom semi detached home on a popular St Modwen development in Hilton. Featuring driveway parking, downstairs toilet, lounge with French doors, kitchen diner, main bedroom with en suite, and an enclosed rear garden. Handy for village amenities, schools, and Mease Woodland walks.

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

20 Arnfield Drive, Hilton, Derby, DE65 5AA

Summary Description

Set on a popular St Modwen Homes development at the southern edge of Hilton, this modern three bedroom semi detached home is an excellent choice for a first time buyer, downsizer, or buy to let investor. Well presented throughout, it offers practical, low maintenance living with driveway parking and easy access to the Mease Woodland nature reserve.

Inside, an entrance hall leads to a bright lounge with French doors opening onto the rear garden, creating a comfortable space for relaxing and entertaining. The kitchen diner sits to the front, with fitted units, space for appliances, and room for a table. A downstairs cloakroom adds day to day convenience. Upstairs, there are three bedrooms including a main bedroom with built in wardrobe space and an en suite shower room. The family bathroom completes the first floor. Outside, the rear garden is enclosed with a patio and lawn, plus a side gate to the tandem driveway. Further benefits include double glazing, central heating, and an EPC rating of B, ideal for buyers seeking energy efficiency.

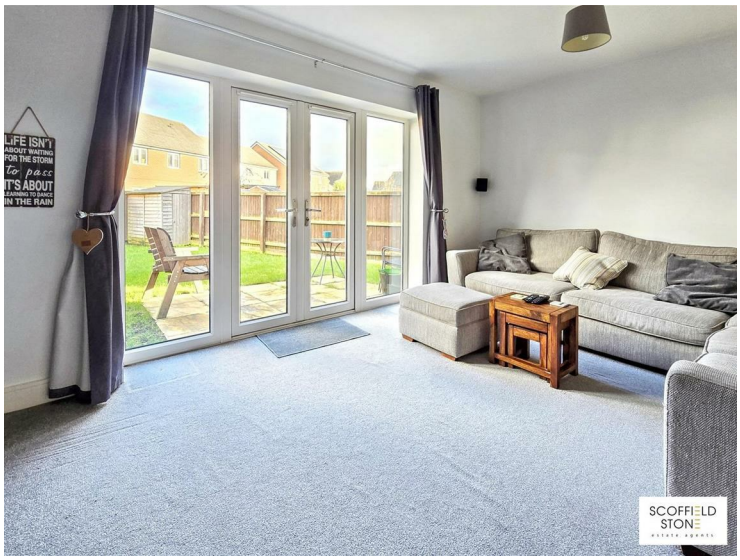
Hilton is a well connected Derbyshire village with a strong community feel, local shops, cafes, and amenities, plus green spaces and nearby walking and cycling routes. Families will appreciate access to local schooling, while commuters benefit from straightforward routes to Derby, Burton upon Trent, and key road links including the A50 and A38 for wider travel.

Entrance Hallway

Carpeted and neutrally decorated with front aspect composite main entrance door with side window, under stairs storage, radiator, carpet matwell.

Lounge

10'11" x 10'2" (3.35 x 3.1)



Carpeted and neutrally decorated with rear aspect upvc double glazed French doors to garden, radiator, tv and telephone points.

Kitchen/Diner

10'11" x 10'2" (3.35 x 3.1)

Having ceramic tile effect cushion flooring and neutral decor with front aspect upvc double glazed window, a range of fitted wall and floor units to wood effect stone effect worktop, inset stainless steel sink with drainer, vegetable preparation and chrome monobloc tap, integrated electric oven with gas hob over and chimney style extractor hood, under counter space and plumbing for appliances, radiator.

Guest Cloakroom/ WC

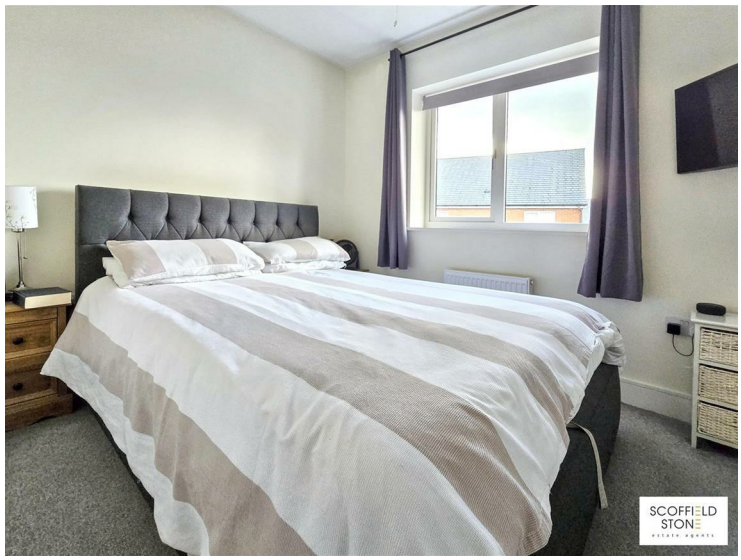
Having ceramic tile effect cushion flooring and neutral décor with side aspect obscure upvc double glazed window, pedestal wash hand basin with chrome monobloc tap, low flush wc, radiator.

Stairs/Landing

Carpeted and neutrally decorated with wooden spindle staircase, access to roof space.

Bedroom One

8'2" x 9'8" (2.5 x 2.97)



Carpeted and neutrally decorated with front aspect upvc double

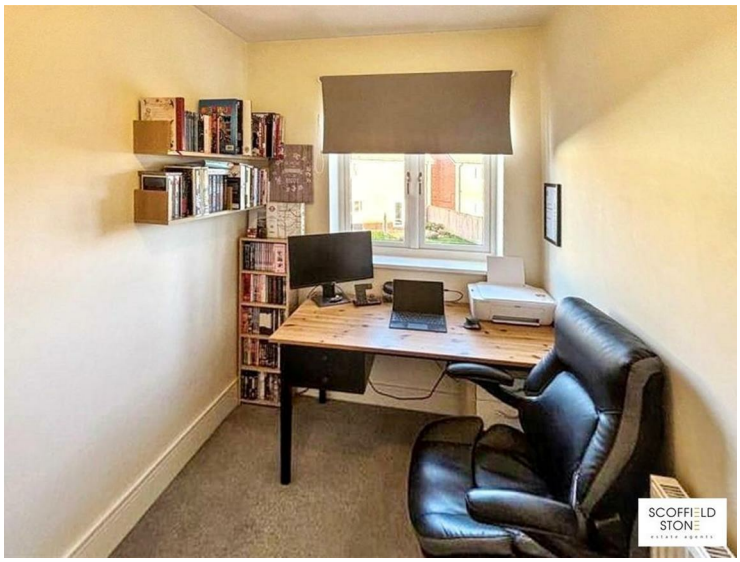
glazed window, radiator, tv and telephone points, built in wardrobe.

En Suite Shower Room
Having ceramic tile effect flooring and neutral décor with front aspect obscure upvc double glazed window, tiled splashbacks, pedestal wash hand basin with chrome monobloc tap, low flush wc, shower enclosure with plumbed shower, heated towel rail.

Bedroom Two
10'3" x 8'11" (3.14 x 2.73)

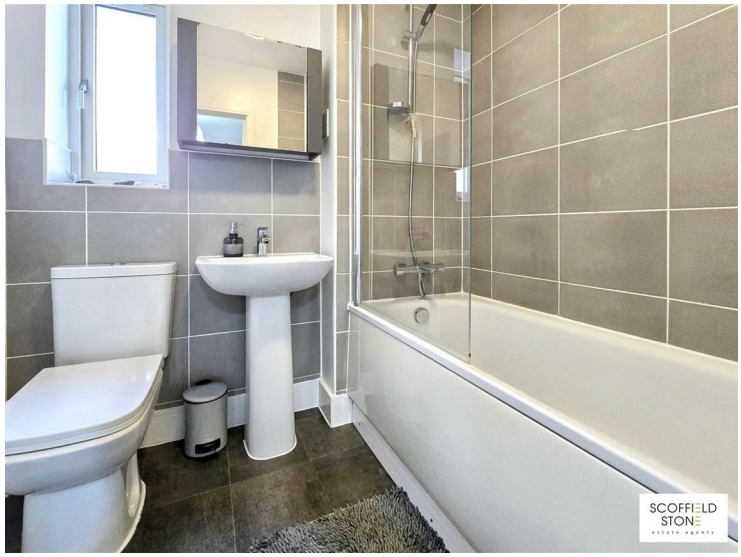
Carpeted and neutrally decorated with rear aspect upvc double glazed window, radiator.

Bedroom Three
10'8" x 6'2" (3.26 x 1.89)



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

Bathroom



Having ceramic tile effect flooring and neutral décor 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 having shower attachment, heated towel rail.

OUTSIDE

Frontage and Driveway
There is a small artificial lawn to the front with car parking provided by a Tarmacadam tandem double driveway

Rear Garden

An enclosed garden with paved patio and lawn. A side gate leads to the driveway.

Material Information
Verified Material Information

Council tax band: C
Tenure: Freehold

20 Arnfield Drive, Hilton, Derby, DE65 5AA

Property type: House
Property construction: Standard form
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - OK, Vodafone - Poor, Three - OK, 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: Yes
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

Important: There is a local management agreement in place for this development (approx £22 per month).

For additional material information, please see the link:
https://moverly.com/sale/EsPbz1xLnesCXPtEaDxozQ/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 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.

Buying to Let?

Guide achievable rent price: £1000pcm

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 ///dressing.front.roost

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.

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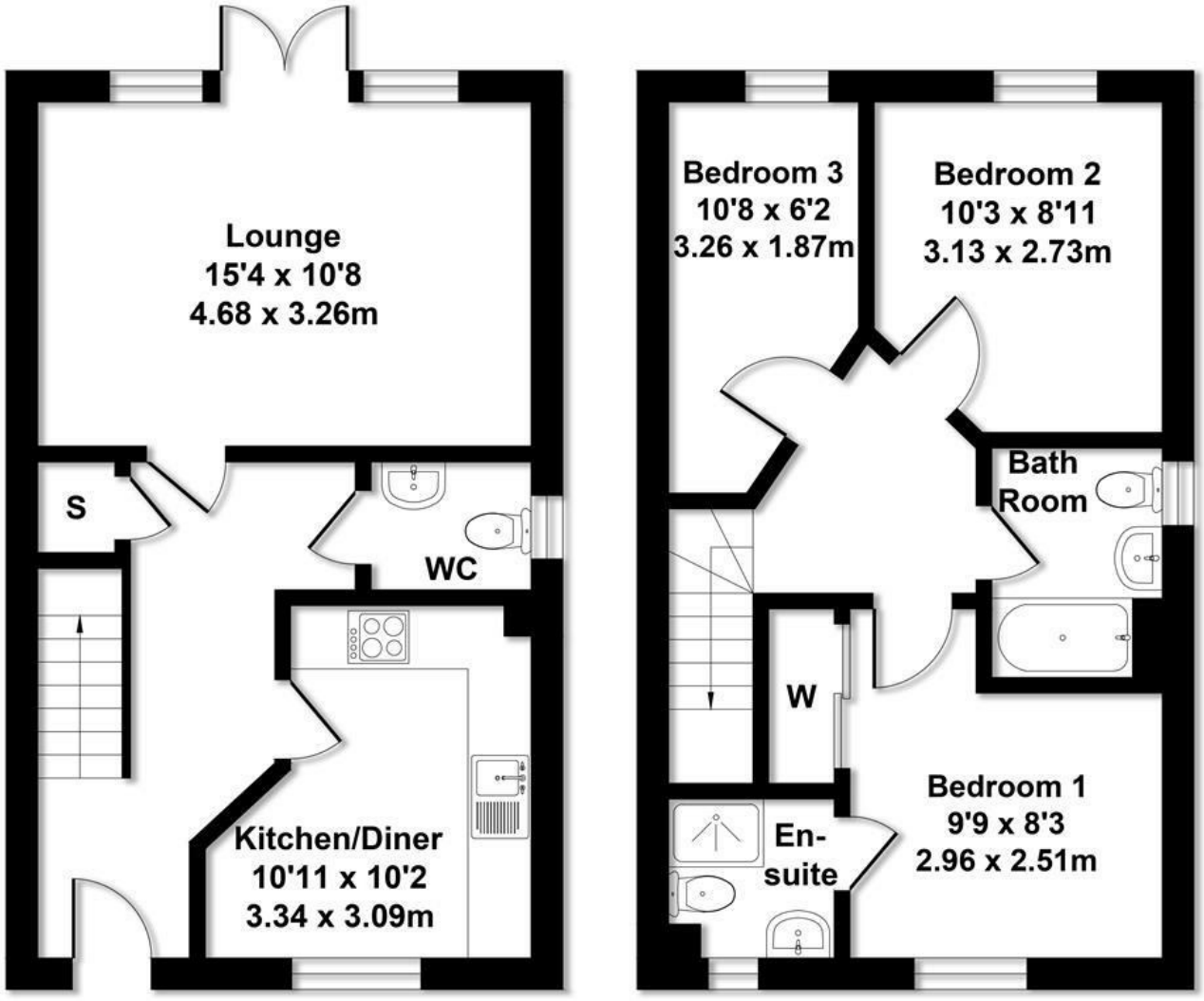
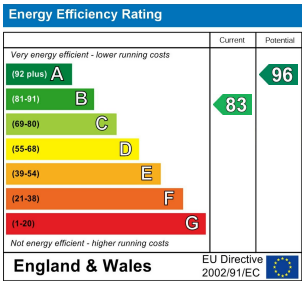
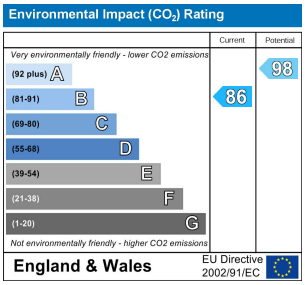
Approximate Gross Internal Area
818 sq ft - 76 sq m



GROUND FLOOR **FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.





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