



SCOFFIELD STONE



17 Pegasus Way, Hilton, Derby, DE65 5HW

Offers In The Region Of £367,500

Scoffield Stone are delighted to present this detached four-bedroom home, located in a desirable cul-de-sac with excellent transport links and nearby amenities, features a master suite, multiple reception rooms including a conservatory, a landscaped garden, and ample parking, making it an ideal family home.

Summary Description

For sale this detached home, presented in excellent condition throughout, set in a sought-after and tranquil cul-de-sac location. This property benefits from public transport links, nearby schools, local amenities, green spaces, and a variety of walking and cycling routes. The close proximity to nearby parks makes this house ideal for families.

The property features four well-proportioned bedrooms. The master bedroom is a double room boasting an en-suite and built-in wardrobes. The second bedroom is also a double room with built-in wardrobes, while the third is a double room and the fourth is a single room.

The house offers two reception rooms. The first is an open-plan lounge and dining room with a fireplace, exuding a warm and inviting atmosphere. The second reception room is a conservatory with an insulated roof, offering a garden view and direct access to the garden.

There is a generous kitchen and separate utility room, stylish bathroom, and adding to the convenience is the presence of a downstairs toilet.

Unique features of this house include a fireplace, parking for at least three cars on the block paved driveway, a private garden, and a single garage. The rear garden has been attractively landscaped to provide interest and privacy, making it a peaceful retreat.

This property is sure to appeal to families looking for a home that offers comfort, space, and a great location.

Entrance Hall

Having wood flooring and neutral decor with front aspect part obscure glazed timber main entrance door, radiator.

Lounge

15'1" x 11'1" (4.6 x 3.4)



Carpeted and stylishly decorated with front aspect upvc double glazed window, Adam style fireplace with wooden surround and electric fire, tv and telephone points, radiator.

Dining Room

9'10" x 10'0" (3 x 3.05)



Carpeted and neutrally decorated with sliding patio doors to conservatory, radiator.

Conservatory

10'8" x 10'2" (3.27 x 3.11)



Having ceramic tiled flooring and neutral decor with insulated roof, upvc double glazed windows and French doors to garden, under floor heating.

Kitchen

9'8" x 13'9" (2.96 x 4.21)



Bedroom One

12'4" x 10'6" (3.76 x 3.22)



Having ceramic tile effect cushion flooring and neutral decor with rear and side aspect upvc double glazed windows, fitted wall and floor units with stone effect roll edge worktop and tiled splashbacks, inset composite sink with drainer, vegetable preparation and chrome mixer tap, integrated electric oven with gas hob over and extractor hood, integrated dishwasher, under stairs pantry, radiator.

Utility

4'9" x 5'6" (1.47 x 1.7)

Having ceramic tile effect cushion flooring and neutral decor with side aspect part obscure glazed galvanised door, fitted wall and floor units with stone effect roll edge worktop and tiled splashbacks, inset composite sink with drainer and mixer tap, under counter space and plumbing for appliances, radiator.

Guest Cloakroom

3'0" x 5'7" (0.93 x 1.72)

Having wood effect ceramic tile flooring and neutral decor with side aspect obscure upvc double glazed window, low flush wc, vanity unit with inset wash hand basin with chrome monobloc tap, radiator.

Stairs/Landing

Carpeted and neutrally decorated with wooden spindle staircase, airing cupboard with hot water cylinder, access to roof space.

Carpeted and stylishly decorated with front aspect upvc double glazed window, fitted wardrobes, radiator.

En Suite Shower Room

3'2" x 7'3" (0.98 x 2.21)

Having ceramic tiled flooring and fully tiled walls with side aspect obscure upvc double glazed window, inset lights to ceiling, low flush wc, vanity unit with inset wash hand basin having chrome mixer tap, shower enclosure with electric shower, chrome heated towel rail.

Bedroom Two

13'3" x 8'11" (4.05 x 2.73)



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

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Bedroom Three

9'1" x 9'6" (2.79 x 2.92)



Bathroom

5'6" x 7'3" (1.7 x 2.21)



Having wood effect laminate flooring and neutral decor with rear aspect upvc double glazed window, radiator.

Bedroom Four

9'7" x 6'7" (2.93 x 2.03)



Having wood effect laminate flooring and neutral decor with rear aspect upvc double glazed window, radiator.

Having ceramic tiled flooring and neutral decor with rear aspect obscure upvc double glazed window, inset lights to ceiling, tiled splashbacks, vanity unit with inset wash hand basin having chrome monobloc tap, fitted wall cabinets, low flush wc, P bath with chrome monobloc tap and plumbed shower.

OUTSIDE

Garage

A single, attached garage with metal up and over door, side personnel door, light and power, fitted workbenches, roof storage.

Frontage and Driveway

At the front is a block paved patio providing adequate parking for at least three cars. Attractive shale borders with some planting.

Rear Garden



Accessed via a gate from the front you will find an enclosed and private garden. The garden has been attractively landscaped to provide a mixture of paved patio, lawn, terraced borders with stone walling and second raised patio.

Material Information

Verified Material Information

Council tax band: D

Tenure: Freehold

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 and Underfloor heating
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Great
Parking: Garage and 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
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: Survey Instructed

For additional material information, please see the link:
<https://moverly.com/sale/8ktTGCJUKfHcR4LcDjy75Y/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: £1600 pcm

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 //settled.extent.them

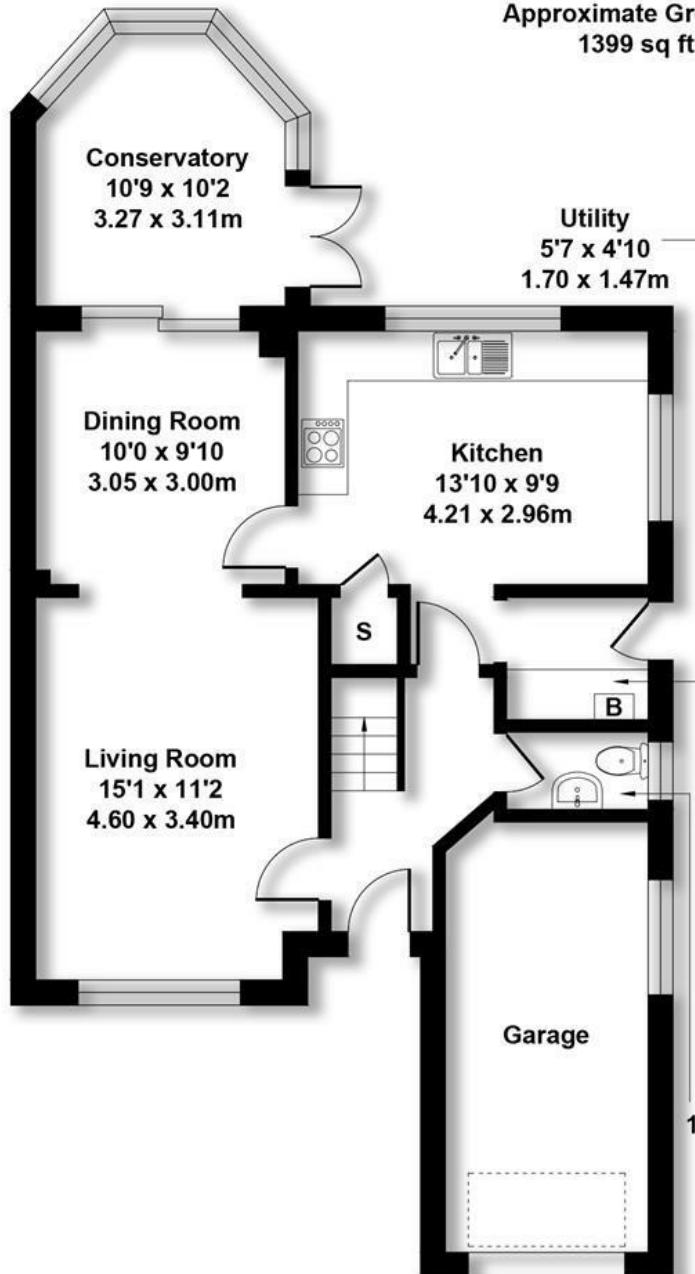


Sales: 01283 777100
Lettings: 01332 511000
www.scoffieldstone.co.uk

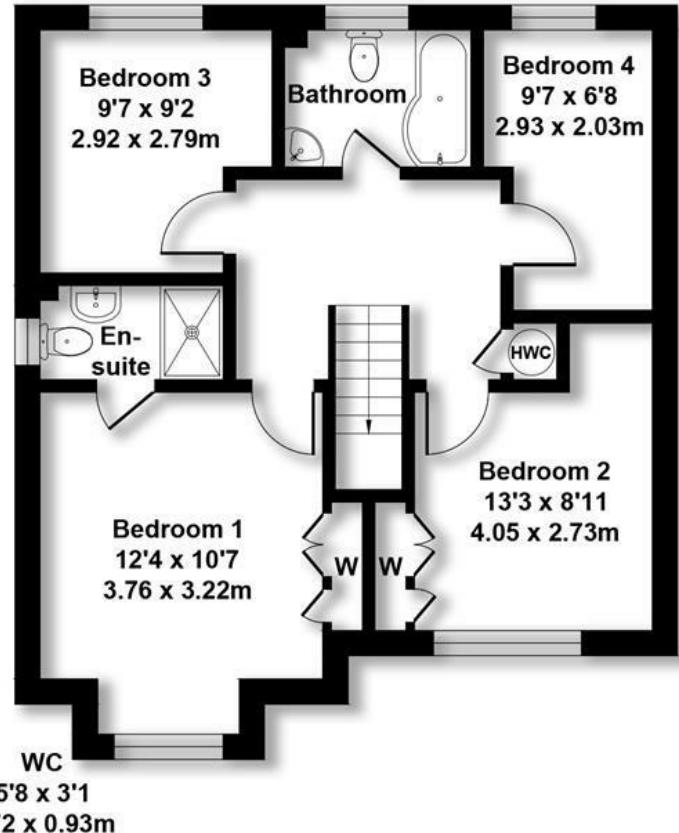
17 Pegasus Way

Approximate Gross Internal Area

1399 sq ft - 130 sq m



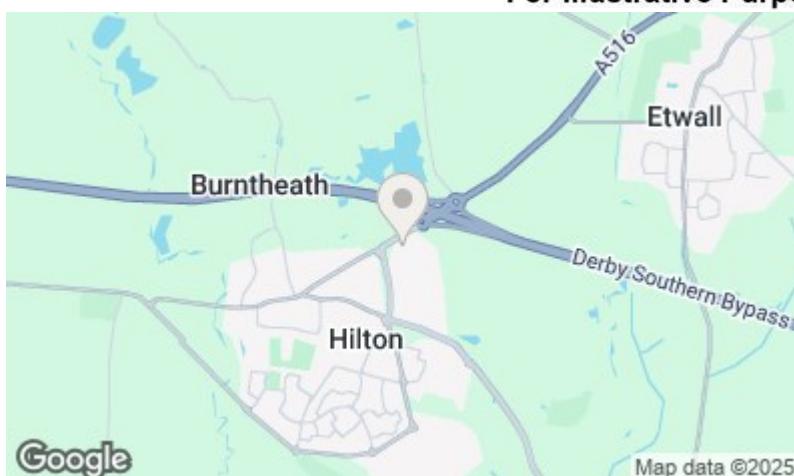
GROUND FLOOR



FIRST FLOOR



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



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		84	74
England & Wales			
Map data ©2025			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			



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