

**32 Wye Close, Hilton, Derby, DE65 5LH**

**Offers Over £270,000**

An immaculately presented three storey townhouse in a tucked away Hilton cul de sac location, offering 112 square metres (1206 square feet) of spacious accommodation, three double bedrooms, two reception rooms, stylish breakfast kitchen, private landscaped garden, garage, and driveway parking, ideal for first time buyers or families.



Sales: 01283 777100  
Lettings: 01332 511000

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## 32 Wye Close, Hilton, Derby, DE65 5LH

### Summary Description

Situated at the foot of a cul de sac within a modern development of similar homes in Hilton, this three storey, three bedroom mid terraced townhouse offers well proportioned accommodation extending to 112 square metres (1210 square feet). Immaculately presented throughout, the property is ideally suited to a first time buyer, professional couple, or growing family looking for a home that is ready to move into. The layout is both practical and versatile, with a welcoming entrance hall, a front dining room, and a well appointed breakfast kitchen to the rear opening onto the garden. Across the upper floors, the accommodation continues to impress with three genuine double bedrooms and a comfortable lounge, giving buyers flexibility for family living, entertaining, or home working.

A particular strength of the property is the quality of its finish and the balance of living space on offer. The breakfast kitchen is fitted in a modern shaker style with integrated appliances, breakfast bar, and French doors leading out to the enclosed rear garden. There is also a separate utility room and guest cloakroom, adding further practicality. The first floor lounge is a generous and attractive reception room, while the principal bedroom benefits from fitted wardrobes and its own en suite shower room. Bedroom two also includes fitted wardrobes, and the family bathroom is well presented in keeping with the rest of the home. Outside, the landscaped rear garden has been designed for low maintenance and privacy, with patio seating areas, artificial lawn, outdoor power, and a cold water tap. A single garage and driveway parking complete the package.

Hilton remains a consistently popular Derbyshire village for buyers wanting a strong sense of community alongside everyday convenience. The village offers a useful range of amenities, schooling for various age groups, and straightforward access to surrounding centres including Derby and Burton upon Trent. There are regular road links nearby, with the A50 placing commuter routes within easy reach, while local bus services support travel in and around the area.

### Entrance Hall

Having wood effect flooring, front aspect part obscure glazed composite main entrance door, inset lights to ceiling, under stairs storage cupboard.

### Dining Room

9'0 x 12'2 (2.74m x 3.71m)



Having wood effect flooring, inset lights to ceiling, front aspect upvc double glazed bay window, radiator.

### Breakfast Kitchen

8'11 x 15'8 (2.72m x 4.78m)



Having large high sheen ceramic tiled flooring, inset lights to ceiling, fitted wall and floor units to shaker style with wood effect worktops and glass tiled splashbacks, inset stainless steel sink with drainer, vegetable preparation and chrome Chef's tap, 5 burner gas hob with chimney style extractor hood over, integrated fridge/freezer, integrated dishwasher, integrated double electric oven, breakfast bar, contemporary vertical radiator, upvc double glazed French doors with side windows to garden.

### Utility Room

5'5 x 5'4 (1.65m x 1.63m)

The kitchen tiled flooring flows into the utility room, rear aspect upvc double glazed window, units and worktop to match kitchen, inset lights to ceiling, under counter space and plumbing for appliances, wall mounted Vaillant gas boiler, radiator.

### Guest Cloakroom

The same tiled flooring continues, inset light to ceiling, low flush wc, wall mounted wash hand basin with chrome hot and cold taps and tiled splashback, radiator.

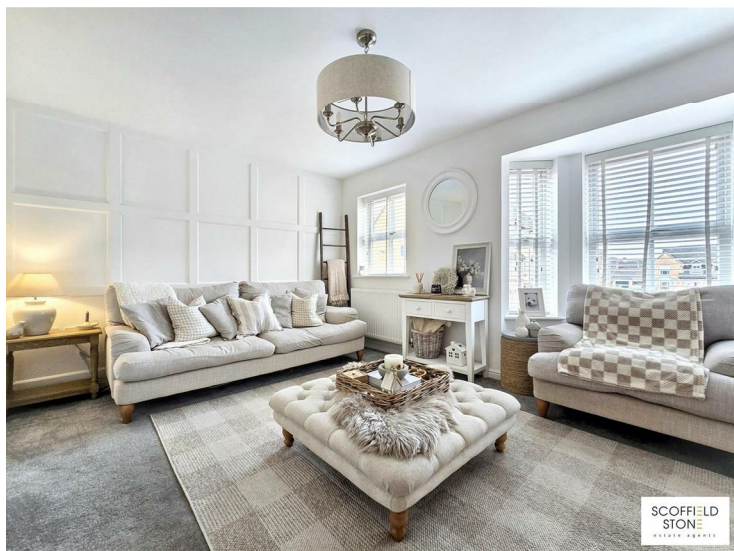
### Stairs/Landing One

Carpeted, wooden spindle staircase, radiator.

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### Lounge

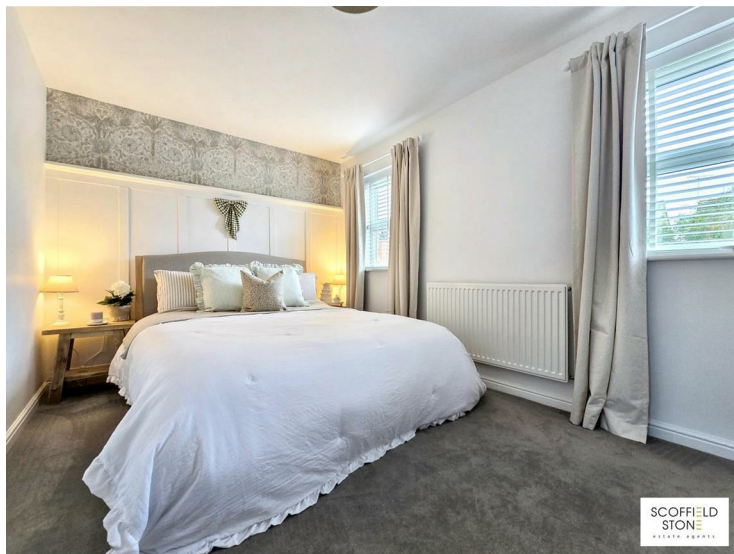
14'10 x 11'11 (4.52m x 3.63m)



Carpeted, two front aspect upvc double glazed windows, bay window, mock chimney breast with wooden mantle and fitted side cupboards, wall panelling, radiator.

### Bedroom Two

12'10 x 8'8 (3.91m x 2.64m)



Carpeted, two rear aspect upvc double glazed windows, fitted wardrobes, wall panelling, radiator.

### Bathroom

5'5 x 6'9 (1.65m x 2.06m)



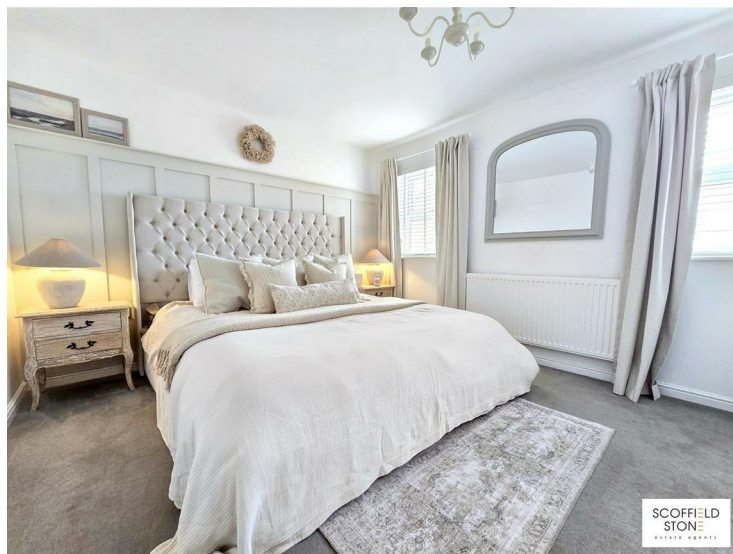
Having ceramic tile effect cushion flooring, inset lights to ceiling, tiled splashbacks, low flush wc, pedestal wash hand basin with chrome hot and cold taps, bathtub with chrome mixer tap having shower attachment, radiator.

### Stairs/Landing Two

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

### Principal Bedroom

12'9 x 10'6 (3.89m x 3.20m)



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

### En Suite Shower Room

5'7 x 6'11 (1.70m x 2.11m)

Having stone tile effect flooring, contemporary panelling to walls, stone effect tiled splashbacks, inset lights to ceiling, low flush wc, vanity unit with stylish ceramic sink and chrome hot and cold taps, shower enclosure with plumbed shower, chrome heated towel rail.

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## Bedroom Three 14'11 (4.55m)



Carpeted, two rear aspect upvc double glazed windows, radiator.

## OUTSIDE

### Frontage



A palisaded frontage with plum shale borders and short block paved pathway to the main entrance.

## Rear Garden



Accessed via the Breakfast Kitchen, or a side gate allowing bin access, you will find an enclosed and very private low maintenance patio garden which has been attractively landscaped to provide a mixture of stone paved patio and artificial lawn. The garden also benefits from having an outdoor power socket and cold water tap.

## Car Parking and Garage



Found at the right hand T of the cul de sac (with your back to the main entrance), you will find a single brick built garage, with single driveway space.

## Material Information

### Verified Material Information

Council Tax band: D  
Tenure: Freehold  
Property type: House  
Property construction: Standard brick and block construction  
Energy Performance rating: C  
Number and types of room: 3 bedrooms, 2 bathrooms, 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 on 29 Nov 2023.  
Heating features: Double glazing  
Broadband: FTTP (Fibre to the Premises)



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Mobile coverage: O2 - OK, Vodafone - OK, Three - Good, EE - Good  
Parking: Driveway and Garage  
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  
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 unboarded, accessed by: Ladders

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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.

Follow the link for the full report:

<https://moverly.com/sale/UyCqWn1WtCys39xPhEnA8n/view>

### 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. 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.

### 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.

### Location / what3words

///pardon.hang.highlight

### 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.

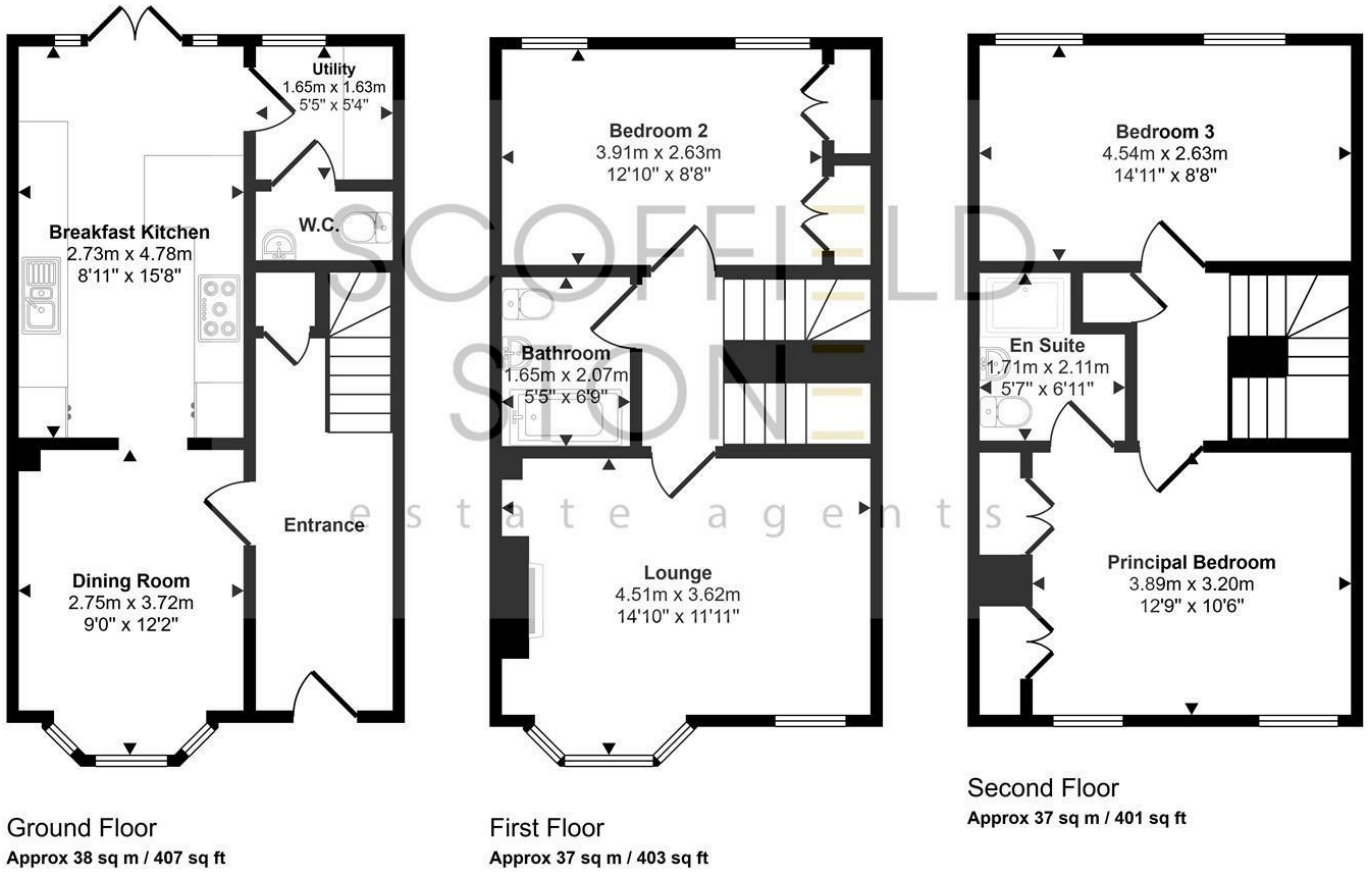


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Approx Gross Internal Area  
112 sq m / 1210 sq ft



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		88
(81-91)	B		
(69-80)	C		76
(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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