SCOFFIELD STONE
estate agents









110 Foss Road, Hilton, Derby, DE65 5BH

£220,000

A beautifully presented three-bedroom semi-detached home in the sought-after village of Hilton. Featuring a spacious lounge/diner, modern kitchen, downstairs toilet, landscaped garden, driveway and garage, this property is ideal for first time buyers, downsizers, or investors looking for a well-maintained home in a convenient location.

Sales: 01283 777100
Lettings: 01332 511000
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Summary Description

Located in the popular village of Hilton, Derbyshire, this beautifully presented three-bedroom semi-detached home is ideal for first time buyers, downsizers, or investors. Positioned within a development of similarly aged properties, the home offers well-planned accommodation complemented by a single garage, driveway parking and an enclosed landscaped rear garden.

Internally, the property is finished to a high standard throughout. The ground floor features an inviting entrance hall, modern fitted kitchen, and a spacious lounge/diner with French doors opening onto the rear garden, creating a bright and sociable living space. A handy downstairs cloakroom adds further practicality. Upstairs, there are three bedrooms, with the principal bedroom benefiting from fitted wardrobes, alongside a well-appointed family bathroom. Outside, the rear garden has been thoughtfully landscaped with patio, lawn, and planting, while the gravel forecourt and hedged frontage enhance kerb appeal. The garage, located nearby under a coach house, provides additional storage or parking, with a driveway space in front.

Hilton is a thriving village offering a good range of local amenities, including shops, cafés, and healthcare facilities. The area is well-regarded for its schools, making it popular with families, while commuters benefit from excellent road links to Derby, Burton upon Trent and the A50, A38 and M1 motorway network. Regular bus services also provide easy access to surrounding towns and employment centres. For leisure, residents enjoy local parks, countryside walks, and the nearby Hilton Gravel Pits nature reserve.

This well-maintained property is a superb opportunity for those seeking a modern, versatile home in a convenient and welcoming location.

Entrance Hall

Having wood effect luxury vinyl flooring, front aspect part glazed galvanised main entrance door, radiator, under stairs storage area.

Kitchen

6'7" x 9'6" (2.03 x 2.90)



Having wood effect luxury vinyl flooring, front aspect upvc double glazed window, fitted wall and floor units with stone effect roll edge worktops, tiled splashbacks, under counter space and plumbing for appliances, radiator.

Lounge/Diner

15'5" x 13'6" (4.70 x 4.13)



Having wood effect luxury vinyl flooring, rear aspect upvc double glazed French doors to garden with side windows, radiator, tv and telephone points.

Guest Cloakroom

5'3" x 2'9" (1.61 x 0.86)

Having wood effect luxury vinyl flooring, front aspect obscure upvc double glazed window, wash hand basin to vanity unit, low flush wc, radiator.

Stairs/Landing

Carpeted, wooden spindle balustrade, radiator, access to roof space.

Bedroom One

8'11" x 13'5" (2.72 x 4.09)



Carpeted, two front aspect upvc double glazed windows, over stairs storage cupboard, fitted wardrobes, radiator.

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Bedroom Two
6'2" x 8'9" (1.89 x 2.68)



Carpeted, rear aspect upvc double glazed window, radiator.

Bedroom Three
6'7" x 7'10" (2.03 x 2.39)



Having wood effect luxury vinyl flooring, rear aspect upvc double glazed window, radiator.

Bathroom
5'8" x 5'9" (1.75 x 1.77)



Having ceramic tiled flooring, side aspect obscure upvc double glazed window, tiled splashbacks, bathtub with chrome mixer tap having shower attatchment, pedestal wash hand basin with chrome monobloc tap, low flush wc, contemporary heated towel rail.

OUTSIDE

Garage and Driveway



Accessed via an entry opposite the local play park around the corner of Foss Road, you will find a single garage located below a Coahchouse. There is parking for one car in front of the garage.

Frontage
There is a small gravel forecourt to the front with hedged boundary.

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Rear Garden



An enclosed garden which has been attractively landscaped to provide a mixture of paved patio, lawn and herbaceous planting.

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
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 19 Dec 2023 with 8 years remaining on the boiler warranty.
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Good
Parking: Garage and Off Street
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 unboarded, accessed by: Step ladder

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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.

For the full report, follow the link shown:
https://moverly.com/sale/9AB7MueZ1D48EcsKp4QuQS/view

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: £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.

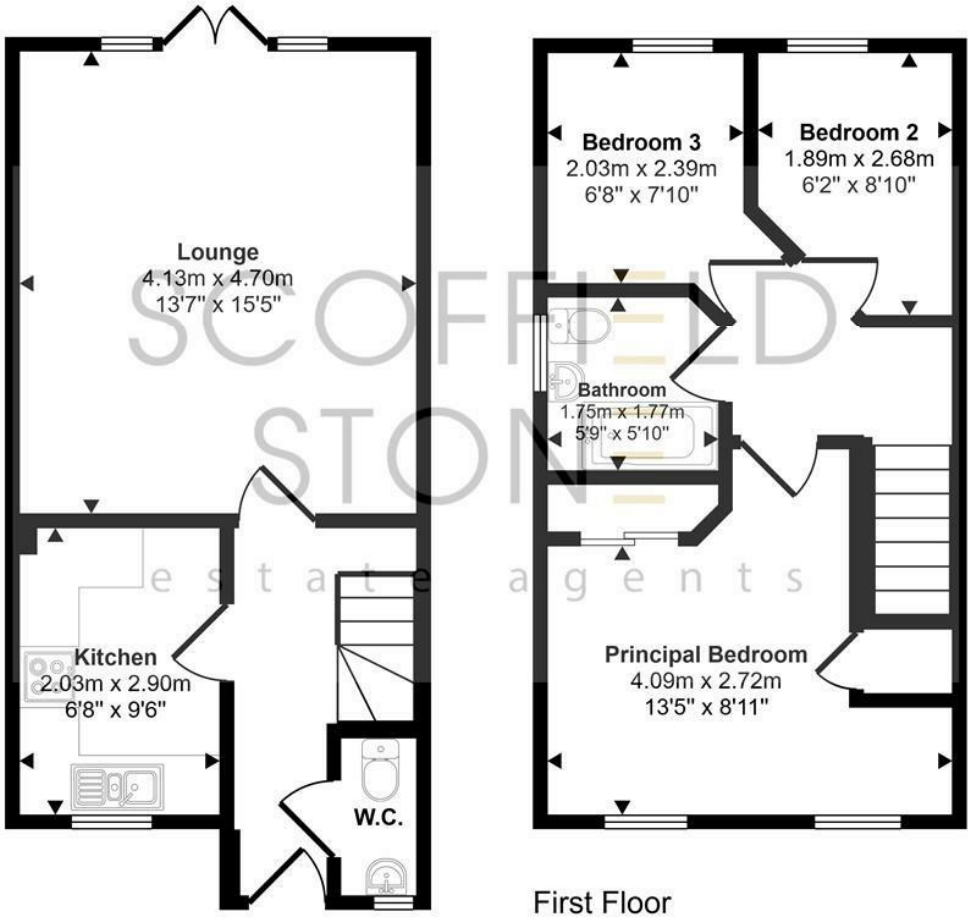
Location / what3words

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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 charge of £25 per person to cover the cost of these checks.

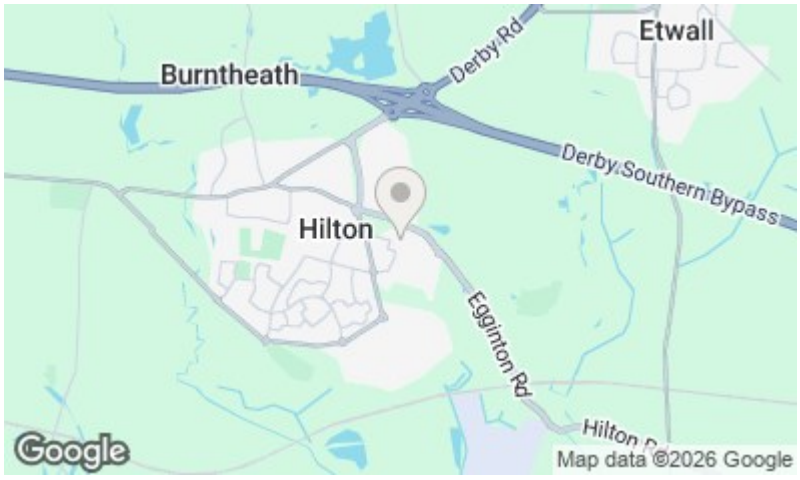
Approx Gross Internal Area
65 sq m / 700 sq ft

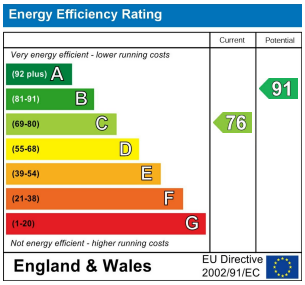


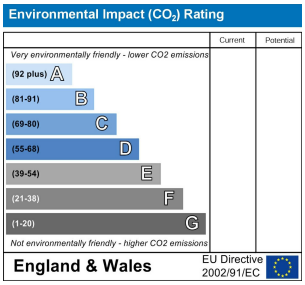
Ground Floor
Approx 33 sq m / 358 sq ft

First Floor
Approx 32 sq m / 342 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.







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