



76 Main Street, Hilton, Derby, DE65 5GG

£270,000

NO CHAIN This neutrally decorated, end-of-terrace house is ideal for families, featuring four bedrooms, an open-plan reception room with a fireplace and Juliette balconies, an integral garage, and a private garden, all located in a tranquil cul de sac with excellent transport links and local amenities.

Summary Description

Now for sale, this neutrally decorated, end of terrace house. This property is a perfect fit for families, boasting four bedrooms, an open-plan reception room, and an integral garage.

The house, arranged over three storeys, comprises of one single and three double bedrooms, one of which is the master bedroom. The master bedroom is a true sanctuary, offering an en-suite and built-in wardrobes. Notably, the ground floor bedroom is a double room with direct access to the garden, providing the potential for an ideal guest suite or home office.

The heart of this home is undoubtedly the open-plan reception room. Complete with a fireplace and Juliette balconies, it offers beautiful views of the garden, creating a serene atmosphere perfect for relaxation or entertaining. The house also features a kitchen ready for family meals or social gatherings.

The property is enhanced by unique features such as driveway parking, a private garden to the rear, and a single garage. A fireplace adds a touch of charm and warmth to the house, making it a cosy home for the colder months.

Its location is a significant asset, situated in a sought-after area with excellent public transport links, nearby schools, local amenities, and green spaces. Additionally, it offers countryside views and is positioned in a quiet cul de sac, making it an ideal spot for those who appreciate tranquillity. Walking and cycling routes are abundant for those who enjoy outdoor activities.

Experience the perfect blend of comfort and convenience with this lovely home. Make it yours today!

Entrance Hall

Having wood flooring and neutral decor with front aspect part obscure glazed composite main entrance door, under stairs storage, telephone point, radiator, internal access to garage.

Bedroom Four/Study

12'0" x 10'1" (3.66 x 3.09)



Having ceramic tile effect cushion flooring and neutral decor with rear aspect upvc double glazed French doors to garden, radiator.

Utility

8'1" x 6'6" (2.48 x 1.99)

Having ceramic tiled flooring and neutral decor with rear aspect part obscure glazed upvc door to rear garden, floor units to shaker style in Beech effect finish with stone effect roll edge worktops, inset stainless steel sink with drainer and chrome mixer tap, under counter space and plumbing for appliances, radiator, wall mounted Glowworm gas boiler.

Guest Cloakroom

Having ceramic tiled flooring and neutral decor with low flush wc, pedestal wash hand basin with chrome monobloc tap and tiled splashback, radiator.

Stairs/Landing One

Carpeted and neutrally decorated with front aspect upvc double glazed window, wooden spindle staircase, storage cupboard, radiator.

Open Plan Lounge/Diner

Carpeted and neutrally decorated with front and rear aspect upvc double glazed French doors to Juliette balconies, wall mounted electric fire, tv and telephone points, four radiators.

Lounge Area

16'9" x 10'5" (5.11 x 3.19)



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Dining Area

11'7" x 10'5" (3.54 x 3.2)



Bedroom One

11'8" x 10'7" (3.57 x 3.25)



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

Kitchen

10'4" x 6'4" (3.17 x 1.94)



Having ceramic tiled flooring and neutral decor with rear aspect upvc double glazed window, fitted wall and floor units to shaker style in Beech effect finish with stone effect roll edge worktops and tiled splashbacks, inset stainless steel sink with drainer and chrome mixer tap, integrated electric oven with gas hob over and chimney style extractor hood.

Stairs/Landing Two

Carpeted and neutrally decorated with wooden spindle staircase, side aspect upvc double glazed window, storage cupboard, access to roof space.

En Suite Shower Room

Having ceramic tiled flooring and neutral decor with front aspect obscure upvc double glazed window, inset lights to ceiling, low flush wc, pedestal wash hand basin with chrome monobloc tap, shower enclosure with plumbed shower, tiled splashbacks, shaving point, radiator.

Bedroom Two

10'5" x 10'6" (3.18 x 3.22)



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

Bedroom Three

13'1" x 6'4" (4.01 x 1.95)



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

Bathroom

6'6" x 7'1" (1.99 x 2.16)



Having ceramic tiled flooring, part tiled walls, inset lights to ceiling, low flush wc, pedestal wash hand basin with chrome monobloc tap, bathtub with chrome mixer tap and plumbed shower over, radiator.

OUTSIDE

Garage

The property has an integral single garage with light, power, electrically powered roller shutter door and personnel door to entrance hallway.

Frontage and Driveway



To the front you will find a Tarmac driveway and parking for two vehicles, along with a side lawn and gated access to the rear.

Rear Garden

Occupying a corner plot the property has a comfortably proportioned rear garden which wraps around the side of the house. There is a small paved patio, lawn, a gateway to the frontage. The garden offers views over local farmland to the rear.

Material Information

Verified Material Information

Council tax band: D

Council tax annual charge: £2099.6 a year (£174.97 a month)

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

Broadband: FTTP (Fibre to the Premises)

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

Parking: Garage, Driveway, and On 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

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: C

For additional material information, please see the link:
<https://moverly.com/sale/XPhd26qG5vAGCByvgtmMYq/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: £1200 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 ///marked.buzzards.rail

ID Checks for buyers

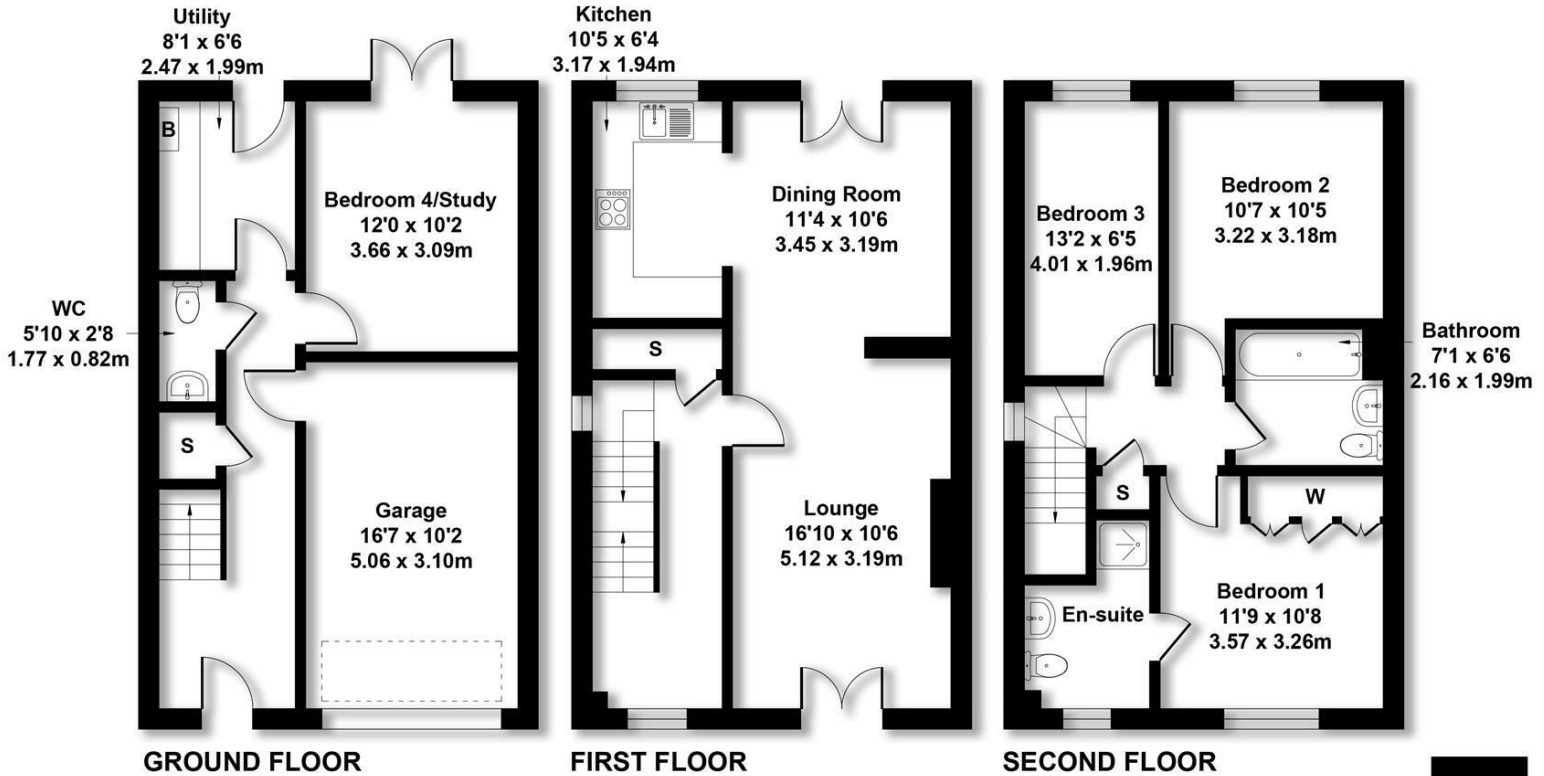
To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small charge of £25 per person to cover the cost of these checks.



Sales: 01283 777100
Lettings: 01332 511000
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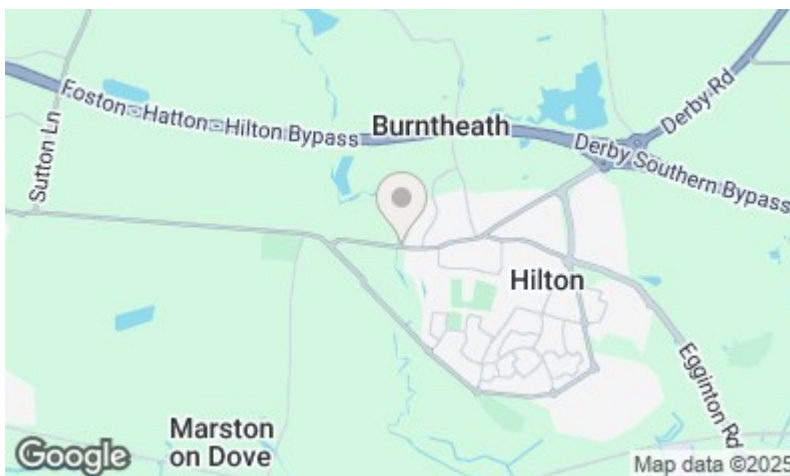
76 Main Street

Approximate Gross Internal Area
1496 sq ft - 139 sq m



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

SCOFFIELD
STONE
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		7786
(81-91) B		
(69-80) C		
(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 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		
England & Wales		
EU Directive 2002/91/EC		



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