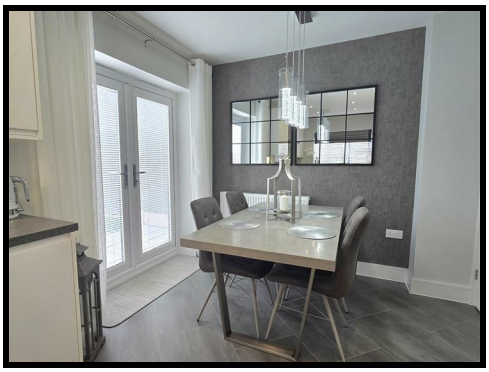
SCOFFIELD STONE
estate agents



17 Brookvale Close, Hilton, Derby, DE65 5PE

£310,000

Stylish and immaculate three-bedroom home in a peaceful Hilton cul-de-sac. Boasting a spacious kitchen/diner, en suite to main bedroom, generous parking, and a beautifully landscaped south-facing garden. Ideal for first-time buyers, downsizers or investors looking for a move-in ready modern property in a well-connected village.

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Sales: 01283 777100
Lettings: 01332 511000
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Summary Description

Nestled at the quiet end of a cul-de-sac within a modern St Modwen development in Hilton, this immaculately presented three-bedroom detached home is an ideal choice for first-time buyers, downsizers or investors. With no passing traffic, the home enjoys a peaceful setting, while a long driveway and detached garage offer excellent parking and storage solutions.

The property features a welcoming entrance hall, stylish guest cloakroom, and a bright lounge with multiple dual-aspect windows. The standout kitchen/diner is fitted with gloss white units, stone-effect worktops, and a full range of integrated appliances, opening through French doors to a south-facing garden. Upstairs, the principal bedroom benefits from fitted wardrobes, a Juliette balcony and an en suite shower room. Two further well-proportioned bedrooms and a contemporary family bathroom complete the accommodation.

Outside, the rear garden has been thoughtfully landscaped for low maintenance and enjoys a private, sunny aspect – perfect for outdoor dining or relaxing. A cold water tap and electric socket add further practicality. To the front, a long tandem driveway provides space for at least three vehicles and leads to a detached garage with power, lighting, and potential for overhead storage.

Hilton is a popular village with excellent local schooling, parks, shops, and cafes. It offers easy access to major road links including the A50 and A38, with nearby rail links from Derby and Tutbury. Local bus routes and cycle paths make commuting simple, while schooling options and village amenities are all within easy reach.

Entrance Hall

Having Karndean flooring, front aspect composite main entrance door with obscure glazed side windows, radiator.

Lounge

17'1" x 10'2" (5.23 x 3.12)

Carpeted, two side and one front aspect upvc double glazed windows, two radiators, tv and telephone points.

Kitchen/Diner

17'1" x 9'1" (5.23 x 2.79)

Having Karndean flooring, front aspect upvc double glazed window, side aspect upvc double glazed French doors to garden, inset lights to ceiling, fitted wall and floor units to gloss white with stone effect worktops, inset stainless steel sink with drainer, vegetable preparation chrome monobloc tap, inset 6 burner gas hob with chimney style extractor hood over, integrated double electric oven, integrated fridge/freezer, dishwasher, under counter and plinth lighting, under stairs utility cupboard with plumbing for washing machine and tumble dryer.

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Guest Cloakroom

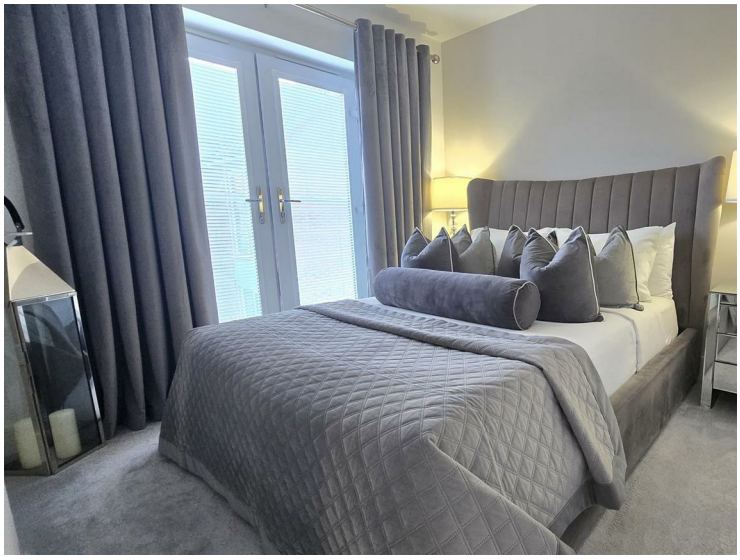
Having Karndean flooring, low flush wc, pedestal wash hand basin with chrome monobloc tap, radiator.

Stairs/Landing

Carpeted, wooden spindle balustrade, built in cupboard, access to roof space, radiator

Principal Bedroom

9'10" x 9'2" (3 x 2.81)



Carpeted, front aspect upvc double glazed French doors to glazed Juliette balcony, fitted wardrobe, tv and telephone points, radiator.

En Suite Shower Room

Having ceramic tile effect flooring, side aspect obscure upvc double glazed window, tiled splashbacks, double shower enclosure with electric shower, low flush wc, wash hand basin to vanity cupboard with chrome monobloc tap, shaving point, heated towel rail.

Bedroom Two

9'11" x 10'5" (3.03 x 3.2)

Carpeted, side aspect upvc double glazed window, fitted wardrobe, radiator.

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Bedroom Three
6'11" x 10'2" (2.11 x 3.11)

Carpeted, front and side aspect upvc double glazed windows, radiator.

Bathroom

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

OUTSIDE

Frontage and Driveway

There is a long tandem driveway to the front which provides adequate parking for at least three cars and which leads to the garage.

Garage
A single detached garage with metal up and over door, light and power, and apex roof giving the potential for roof storage.

Rear Garden

An incredibly well presented and low maintenance, private, south facing garden which has been landscaped to provide a mixture of paved patio, lawn and some herbaceous planting. There is a cold water tap and electric power socket in the garden.

Material Information
Verified Material Information

Council Tax band: D
Tenure: Freehold
Property type: House
Property construction: Standard undefined construction

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Energy Performance rating: B
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.
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - OK, Vodafone - OK, Three - Good, EE - Good
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: 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

For additional material information, please follow the link: https://moverly.com/sale/PdCwNZtFGarBzYKCuHd7bs/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: £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.

Location / what3words

what3words ///averts.bristle.cheerily

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.

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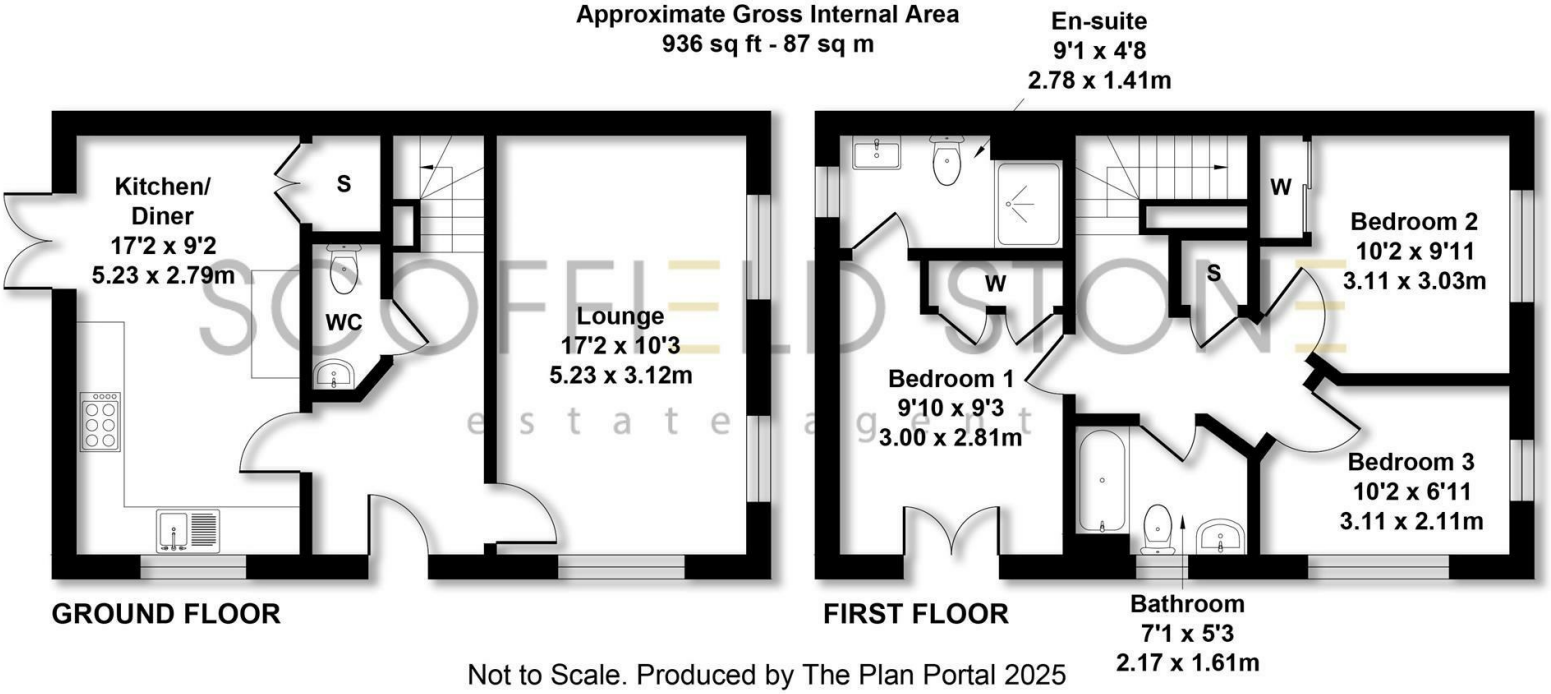
Approximate Gross Internal Area
936 sq ft - 87 sq m



Not to Scale. Produced by The Plan Portal 2025
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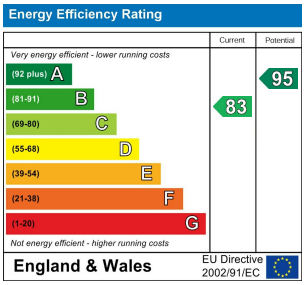

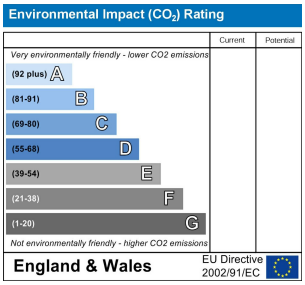

Hilton Office
Unit 6, Neighbourhood Centre
Witham Close,
Hilton, Derby DE65 5JR

t: Sales 01283 777100
t: Lettings 01332 511000
e: info@scoffieldstone.co.uk
w: **www.scoffieldstone.co.uk**

Co Reg No. 8975758 VAT No. GB186513980