



**47 Eden Close, Hilton, Derby, DE65 5NL**

**£225,000**

This charming end-of-terrace property in a quiet cul-de-sac is tastefully decorated and inviting. Spread over three floors, it features three double bedrooms, a principal bedroom with an en-suite, a modern kitchen, a bright reception room with garden access, a three-piece bathroom, and convenient garage and parking facilities.

## Summary Description

Well presented for sale, this end of terrace property is a jewel nestled in a quiet cul-de-sac. The home is tastefully and neutrally decorated throughout, exuding a tranquil and welcoming ambience that is set to impress.

The property is a splendid three-storey dwelling, practical and yet generously proportioned. Offering three double bedrooms, this residence is ideally suited to both families and couples. The principal bedroom is a haven of comfort, featuring an en-suite, abundant natural light, and spacious built-in wardrobes for ample storage.

The home boasts a modern kitchen that will cater to all your culinary needs. Beyond the kitchen, a single reception room reveals itself, adorned with large windows that flood the area with light, offering a picturesque garden view. This space also benefits from a dining area and direct access to the garden, providing a seamless indoor-outdoor living experience.

The property features a practical three-piece bathroom suite, further enhancing its appeal. Moreover, unique features such as a garage and parking facilities add significant convenience, while the garden promises relaxing outdoor moments.

Experience a blend of comfort and functionality in this beautiful end of terrace home. With its strategic location and well-considered layout, it offers an unbeatable living experience. Schedule your viewing today to experience this gem first-hand.

## Reception Hallway

Having composite opaque double glazed entrance door, wood effect laminate flooring, radiator, deep storage cupboard and stair case to first floor.

## Guest Cloakroom/ WC



Having contemporary two piece suite comprising; low centre flush wc, pedestal wash hand basin with chrome hot and cold taps, complementary ceramic tile splash backs, ceramic tile flooring, radiator and Upvc opaque double glazed window to front aspect.

## Kitchen

11'8" x 5'11" (3.56m x 1.80m)



Having a range of high gloss wall, base and drawer units with laminate rolled edge working surfaces, inset stainless steel sink top with side drainer, vegetable preparation bowl, chrome hot and cold mixer tap, complementary ceramic tile splash backs, inset stainless steel four burner gas hob, matching chimney style extractor hood, integral electric oven, space for fridge freezer, under counter space and plumbing for washing machine, integral dishwasher, ceramic tile flooring and Upvc double glazed window to front aspect, wall mounted IDEAL Logic gas boiler.

## Lounge/Diner

17'8" x 12'9" (5.38m x 3.89m )



Having stylish decor, wood effect laminate flooring, two radiators, TV point, telephone point and Upvc double glazed sliding patio doors giving views and access to rear garden.

## First Floor Landing

Having neutral decor, radiator and stair case to second floor.

**Bedroom Two**

12'9" x 11'9" (3.89m x 3.58m)



Having neutral decor, carpet to flooring, two radiators, two Upvc double glazed windows to front aspect and Upvc double glazed window to side aspect.

**Bedroom Three**

12'9" x 10'5" (3.89m x 3.18m)



Having neutral decor, carpet to flooring, radiator, airing cupboard (housing hot water cylinder) Upvc double glazed window to rear aspect, Upvc double glazed window to side aspect, fibre broadband point.

**Family Bathroom**



Having contemporary three piece suite comprising; low flush w/c, pedestal wash hand basin with chrome hot and cold mixer taps, bath tub with chrome hot and cold mixer tap, complementary ceramic tiled splash backs, ceramic tiled flooring, neutral decor radiator and extractor fan.

**Second Floor Landing**

Having carpet to flooring and neutrally decorated.

**Master Bedroom**

19'4" max x 8'6" max (5.89m max x 2.59m max)



Having carpet to flooring, neutral decor, TV point, two radiators, fitted wardrobes providing excellent hanging rail and shelving space and chest of drawers, Upvc double glazed window to front aspect and Velux window to rear aspect.

**Shower Room En Suite**



Having contemporary three piece suite comprising; low flush w/c, pedestal wash hand basin with chrome hot and cold mixer tap, single shower cubicle with mains fed chrome gravity fed shower and sliding glass shower screen, stylish wet wall splash backs, vinyl flooring, neutral decor, extractor fan, radiator and Upvc Velux window to rear aspect.

**Outside Front**

To the front of property is a small low maintenance fore garden with concrete pathway leading to front entrance door.

**Garage & Driveway**

To the immediate side of the property is a large driveway with car parking for at least three vehicles parked in tandem, and leading to garage. Garage having up and over door and supplied with power and light. A wooden side gate gives access to the rear garden.

**Outside Rear**

To the rear of the property is a fully enclosed garden, enclosed by close panel fencing with lawn and a paved patio area.

**Material Information**

Council tax band: C

Council tax annual charge: £1866.31 a year (£155.53 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 3 bedrooms, 1 bathroom, 1 reception

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 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Garage, Driveway, 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 flood risk: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Ramped access

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: C

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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. 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

**Buying to Let?**

Guide achievable rent price: £1000pcm

## 47 Eden Close, Hilton, Derby, DE65 5NL

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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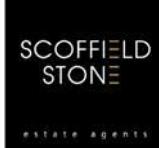
# 47 Eden Close

Approximate Gross Internal Area

1014 sq ft - 94 sq m



Not to Scale. Produced by The Plan Portal 2024  
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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			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			



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