

**9 Maple Close, Hilton, Derbyshire, DE65 5QZ**

**£325,000**

CHAIN FREE - Stylishly presented three-bedroom detached home in a sought-after Hilton development. Featuring open plan kitchen/diner, utility room, garage, and landscaped patio garden. Ideal for families or professionals, with modern interiors, excellent road links, and local amenities all nearby. Ready to move into and enjoy.



## 9 Maple Close, Hilton, Derbyshire, DE65 5QZ

### Summary Description

Located in a quiet, modern development in Hilton, Derbyshire, this nearly new three-bedroom detached home offers stylish, low-maintenance living within a popular Bellway-built community. The property enjoys a peaceful setting among similar homes, making it ideal for families or professionals seeking comfort, convenience, and great commuter links.

Internally, the home is well presented throughout and boasts a bright double-aspect lounge alongside an impressive open plan kitchen/diner. The kitchen is finished in shaker-style units with integrated appliances, while French doors lead out to a private, fully paved rear garden; perfect for entertaining or relaxing. A separate utility room, downstairs cloakroom, and under-stairs storage add valuable practicality. Upstairs, there are two good-sized double bedrooms, including a master with en suite shower room, a single bedroom, and a modern family bathroom with both bath and electric shower. Additional benefits include gas central heating, double glazing, and a detached single garage with power.

The property is well-positioned for access to Hilton's wide range of amenities, including shops, cafes, and schooling options. Local primary schools are highly regarded, and there's convenient access to John Port Spencer Academy in nearby Etwall. For commuters, Hilton is well placed for the A50 and A38, linking to Derby, Burton, and further afield. Local bus routes and easy reach of Hatton and Tutbury railway stations enhance travel flexibility. This home presents an excellent opportunity for buyers looking to move into a friendly and growing community with strong infrastructure.

### Entrance Hallway

Having ceramic tile effect flooring, front aspect part obscure glazed composite main entrance door, radiator.

### Lounge

12'2 x 11'2 (3.71m x 3.40m)



Carpeted, one front and two side aspect upvc double glazed windows, radiator, tv and internet point.

### Open Plan Kitchen/Diner

### Kitchen Area

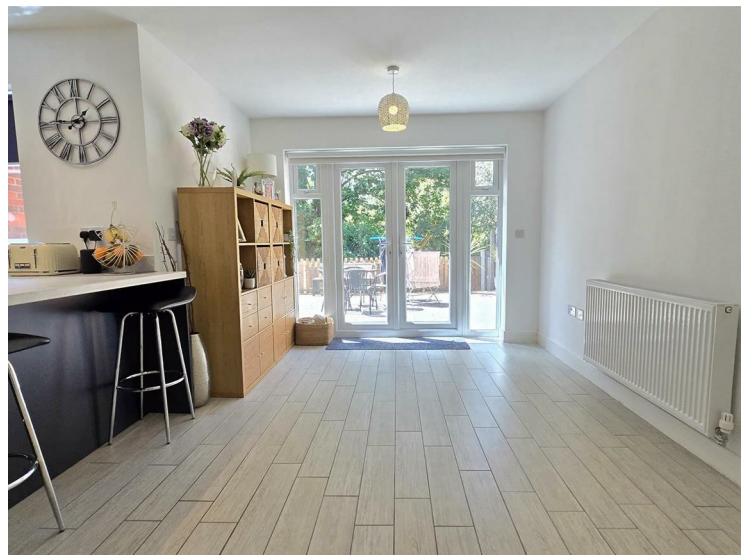
8'3 x 7'10 (2.51m x 2.39m)



Having ceramic tiled flooring, rear aspect upvc double glazed window, inset lights to ceiling, fitted wall and floor units to shaker style in blue with stone effect roll edge worktops, inset stainless steel sink with drainer, vegetable preparation and chrome monobloc tap, integrated electric oven, inset gas hob with extractor hood over, integrated dishwasher, integrated fridge/freezer.

### Dining area

14'8 x 10'3 (4.47m x 3.12m)



Having ceramic tiled flooring, rear aspect upvc double glazed French doors to garden, under stairs storage cupboard, internet access.

### Utility Room

7'10 x 5'0 (2.39m x 1.52m)

Having ceramic tiled flooring, side aspect part obscure glazed composite door to driveway, fitted wall and floor units to complement the kitchen, inset stainless steel sink with drainer and chrome mixer tap, under counter space and plumbing for washing machine, wall mounted gas combination boiler.

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### Guest Cloakroom

6'1 x 2'11 (1.85m x 0.89m)

Having ceramic tile effect, front aspect obscure upvc double glazed window, low flush wc, pedestal wash hand basin with chrome monobloc tap and tiled splashback, radiator.

### Stairs / landing

Carpeted, wooden spindle balustrade, over stairs storage cupboard, access to roof space.

### Bedroom One

12'10 x 11'2 (3.91m x 3.40m)



Carpeted, front aspect upvc double glazed window, radiator.

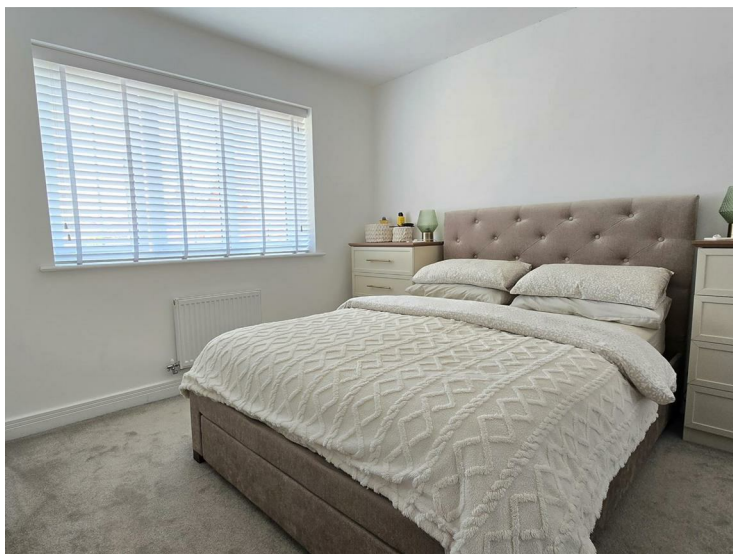
### En-suite

6'3 x 3'7 (1.91m x 1.09m)

Having wood effect cushion flooring, inset lights to ceiling, tiled splashbacks, double shower enclosure with plumbed shower, low flush wc, pedestal wash hand basin with chrome monobloc tap.

### Bedroom Two

12'6 x 11'2 (3.81m x 3.40m)



Carpeted, rear aspect upvc double glazed window, radiator.

### Bedroom Three

9'1 x 9'0 (2.77m x 2.74m)



Carpeted, rear aspect upvc double glazed window, radiator.

### Bathroom

6'11 x 5'6 (2.11m x 1.68m)



Having wood effect cushion flooring, front aspect obscure upvc double glazed window, inset lights to ceiling, tiled splashbacks, bathtub with chrome mixer tap, electric shower, pedestal wash hand basin with chrome monobloc tap, low flush wc, radiator, shaving point.

### OUTSIDE



## 9 Maple Close, Hilton, Derbyshire, DE65 5QZ

### Frontage and Driveway

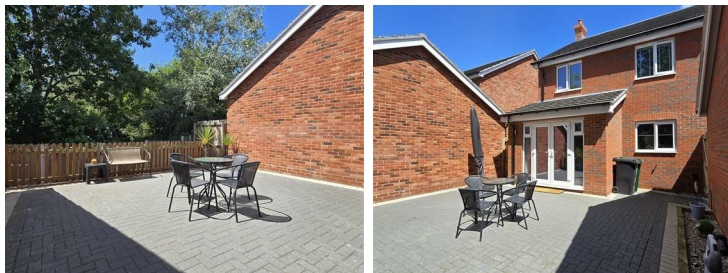


Parking is provided by the tarmac tandem double driveway which leads to the garage. There is a small artificial lawn which greets the house.

### Garage

A detached single garage with metal up and over door, light and power.

### Rear Garden



To the rear you will find an enclosed and private low maintenance garden which has been landscaped to be fully block paved.

### Material Information

Verified Material Information

Council Tax band: D  
Tenure: Freehold  
Property type: House  
Property construction: Standard undefined construction  
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 - Great, Vodafone - Good, Three - Great, EE - Great

Parking: 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: 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: Yes

For additional material information, please follow the link:  
<https://moverly.com/sale/7gsrTjf5mH9gn73V33CoFT/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: £1300 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. Scofield 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

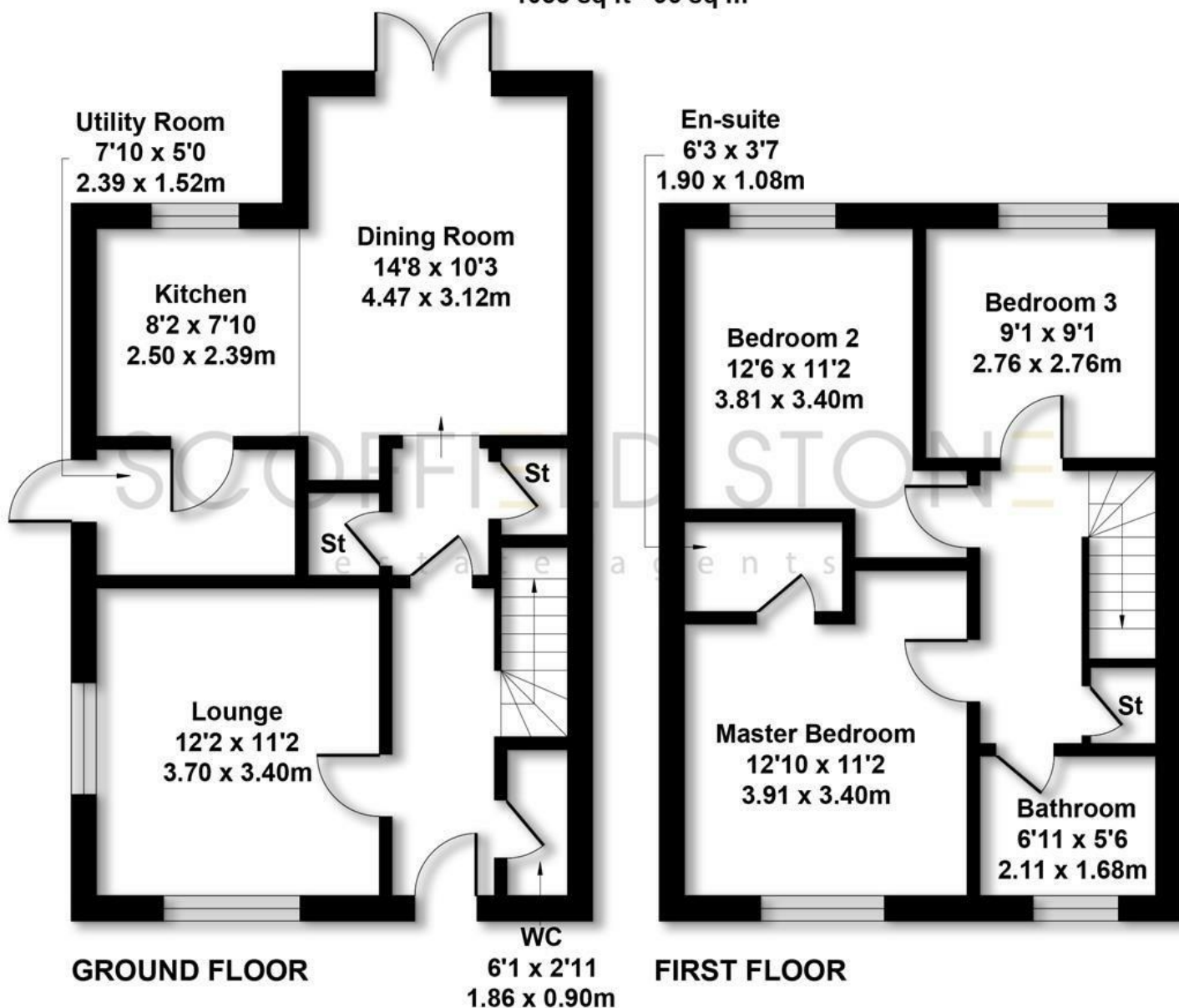
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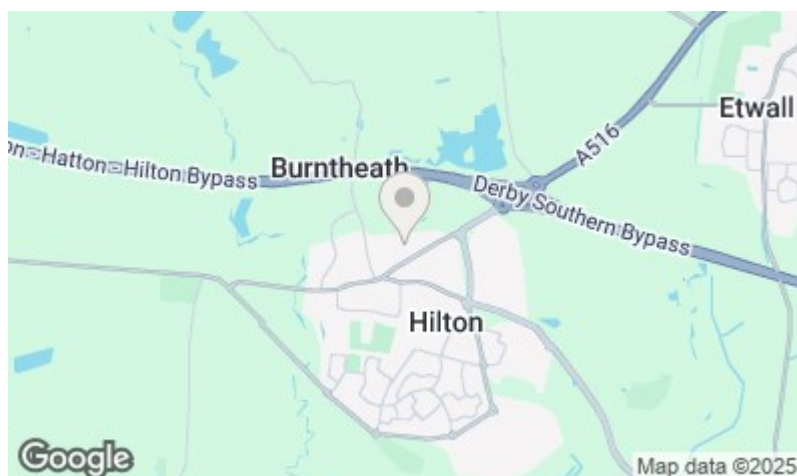
Sales: 01283 777100  
Lettings: 01332 511000  
[www.scofieldstone.co.uk](http://www.scofieldstone.co.uk)

# 9 Maple Close

Approximate Gross Internal Area  
1033 sq ft - 96 sq m



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



Energy Efficiency Rating	
Current	Potential
<div> <div>Very energy efficient - lower running costs</div> <div>(92 plus) <b>A</b></div> <div>(81-91) <b>B</b></div> <div>(69-80) <b>C</b></div> <div>(55-68) <b>D</b></div> <div>(39-54) <b>E</b></div> <div>(21-38) <b>F</b></div> <div>(1-20) <b>G</b></div> <div>Not energy efficient - higher running costs</div> </div>	<div> <div><b>84</b></div> <div><b>94</b></div> </div>
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<div> <div>Very environmentally friendly - lower CO<sub>2</sub> emissions</div> <div>(92 plus) <b>A</b></div> <div>(81-91) <b>B</b></div> <div>(69-80) <b>C</b></div> <div>(55-68) <b>D</b></div> <div>(39-54) <b>E</b></div> <div>(21-38) <b>F</b></div> <div>(1-20) <b>G</b></div> <div>Not environmentally friendly - higher CO<sub>2</sub> emissions</div> </div>	
England & Wales	EU Directive 2002/91/EC



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Hilton, Derby DE65 5JR

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