SCOFFIELD STONE
estate agents









16 Ribble Close, Hilton, Derby, Derbyshire, DE65 5JX

£280,000

A well presented three storey, four bedroom end terrace in a private Hilton cul de sac position, offering 101 square metres (1088 square feet) of flexible living space, en suite, downstairs WC, low maintenance garden, driveway parking and a detached garage with power.

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Sales: 01283 777100
Lettings: 01332 511000
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Summary Description

Tucked away in a private position at the foot of a quiet cul de sac on the southern edge of Hilton, this well presented three storey, four bedroom end terrace home offers spacious and flexible accommodation extending to 101 square metres (1088 square feet). Ideal for families and buyers looking for versatile living space, the property combines a practical layout with useful outside space, driveway parking and a detached garage. Internally, the accommodation includes an entrance hall, guest cloakroom/WC, fitted kitchen and a generous lounge/diner with French doors opening onto the rear garden. Across the upper floors, the bedroom layout works particularly well, with two double bedrooms and a further single bedroom on the first floor, one served by an en suite, and an impressive top floor principal bedroom with vaulted ceiling and adjoining dressing area or nursery space. Outside, the enclosed rear garden has been designed with low maintenance in mind, creating an attractive and usable outdoor setting. Hilton continues to be a popular village location thanks to its amenities, schooling, community feel and excellent access to Derby, Burton upon Trent and the A50 road network.

Location

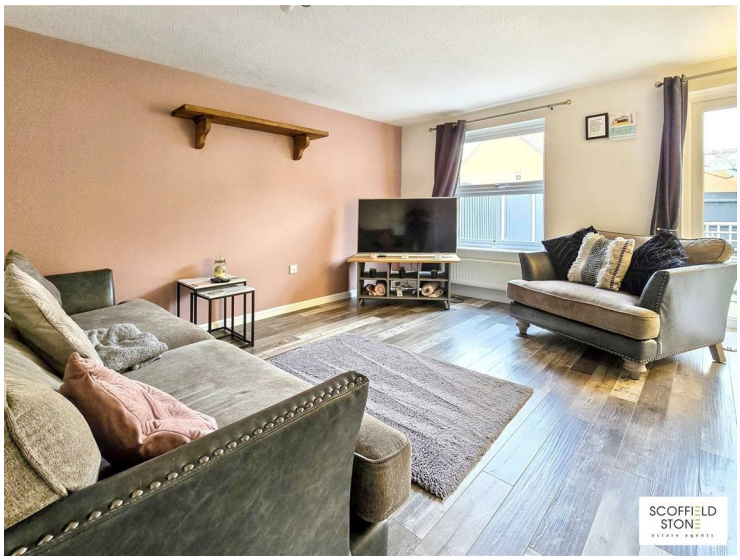
Hilton remains one of South Derbyshire's most consistently popular villages, offering a strong sense of community alongside a good range of day to day amenities. The location is well placed for access to Derby, Burton upon Trent and the A50, making it especially attractive for commuters, while the edge of village setting also gives easy access to surrounding countryside walks.

Entrance Hallway

A smart and welcoming first impression, the entrance hallway features ceramic tiled flooring, a composite entrance door and radiator, setting the tone for the well kept accommodation throughout.

Lounge/Diner

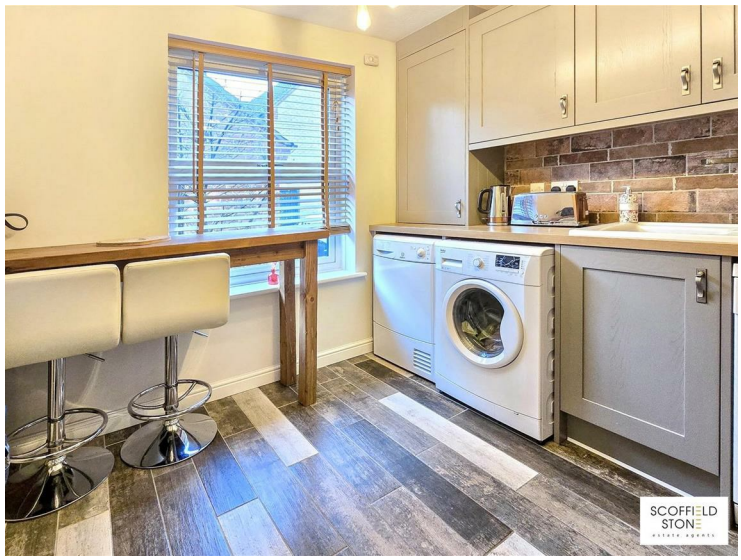
15'6 x 14'8 (4.72m x 4.47m)



A comfortable and versatile reception space, the lounge/diner is positioned to the rear of the property and enjoys French doors and a window overlooking the garden, helping to bring in plenty of natural light. There is also useful under stairs storage, making this a practical everyday living and entertaining area.

Kitchen

8'8 x 11'0 (2.64m x 3.35m)



Fitted with a range of shaker style wall and base units, the kitchen offers a practical layout with wood effect worktops, tiled splashbacks, integrated oven, gas hob with extractor above, ceramic sink and space for appliances. A front facing window provides natural light, while the finish gives the room a clean and modern feel.

Guest Cloakroom/WC

A useful addition for modern family living, the guest cloakroom/WC is fitted with a low flush WC, vanity wash hand basin and stylish radiator with towel rail.

Stairs/Landing one

The first floor landing connects the bedroom accommodation and bathroom, with a side window bringing light into the stairwell.

Bedroom One

9'0 x 10'11 (2.74m x 3.33m)



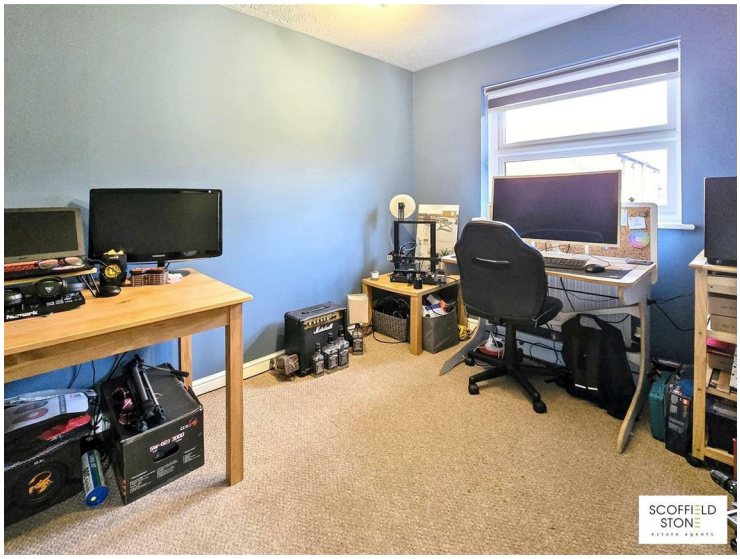
A well proportioned double bedroom positioned to the front of the property, complete with built in wardrobe and the added benefit of its own en suite shower room.

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En Suite Shower Room
8'9 x 4'4 (2.67m x 1.32m)
Well appointed and attractively finished, the en suite includes a vanity wash hand basin, low flush WC, heated towel rail and an oversized shower enclosure.

Bedroom Three
7'10 x 10'3 (2.39m x 3.12m)



A comfortable bedroom overlooking the rear garden, ideal as a child's room, guest room or home office, with the added advantage of an internet access point.

Bedroom Four
7'6 x 7'3 (2.29m x 2.21m)



A further well presented bedroom to the rear, offering flexibility for family use, nursery space or study.

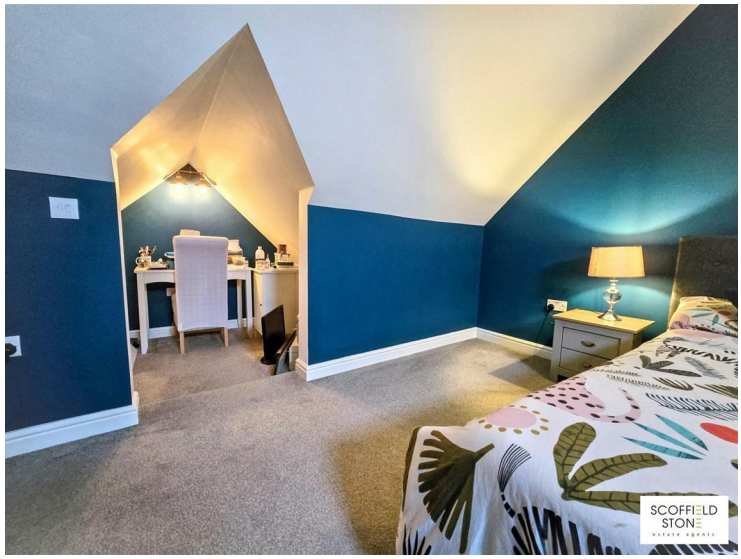
Family Bathroom
6'0 x 5'5 (1.83m x 1.65m)



Serving the first floor bedrooms, the bathroom is fitted with a bath with shower attachment, wash hand basin and low flush WC, providing practical family convenience.

Stairs/Landing Two
The staircase continues to the top floor where there is access to useful eaves storage.

Bedroom Two
12'2 x 13'1 (3.71m x 3.99m)



Occupying the top floor, this is a standout feature of the home. With a vaulted ceiling, generous proportions and an adjoining walk in dressing area or nursery space, it creates a flexible principal bedroom suite with real appeal.

OUTSIDE

Frontage and Driveway
To the front, the property is approached via a paved pathway with decorative gravel border and cherry tree, while driveway parking

is provided in front of the garage. An outdoor power socket adds further practicality.

Rear Garden



Designed for ease of maintenance and everyday enjoyment, the enclosed rear garden features paved seating areas, decorative gravel borders and a gazebo covered patio, creating an attractive outdoor space for relaxing or entertaining.

Garage

The detached single garage is fitted with an up and over door, light and power, making it useful for storage, parking or hobby use.

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
Number and types of room: 4 bedrooms, 2 bathrooms, 1 reception
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 at an unknown date.
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - OK, Vodafone - OK, Three - Good, EE - Good
Parking: Allocated, 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: 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 boarded, accessed by: Small door on third floor.

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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.

Follow the link for the full report:
https://moverly.com/sale/A323ox8vaC8WHKn68eWrxR/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: £1,150pcm

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.

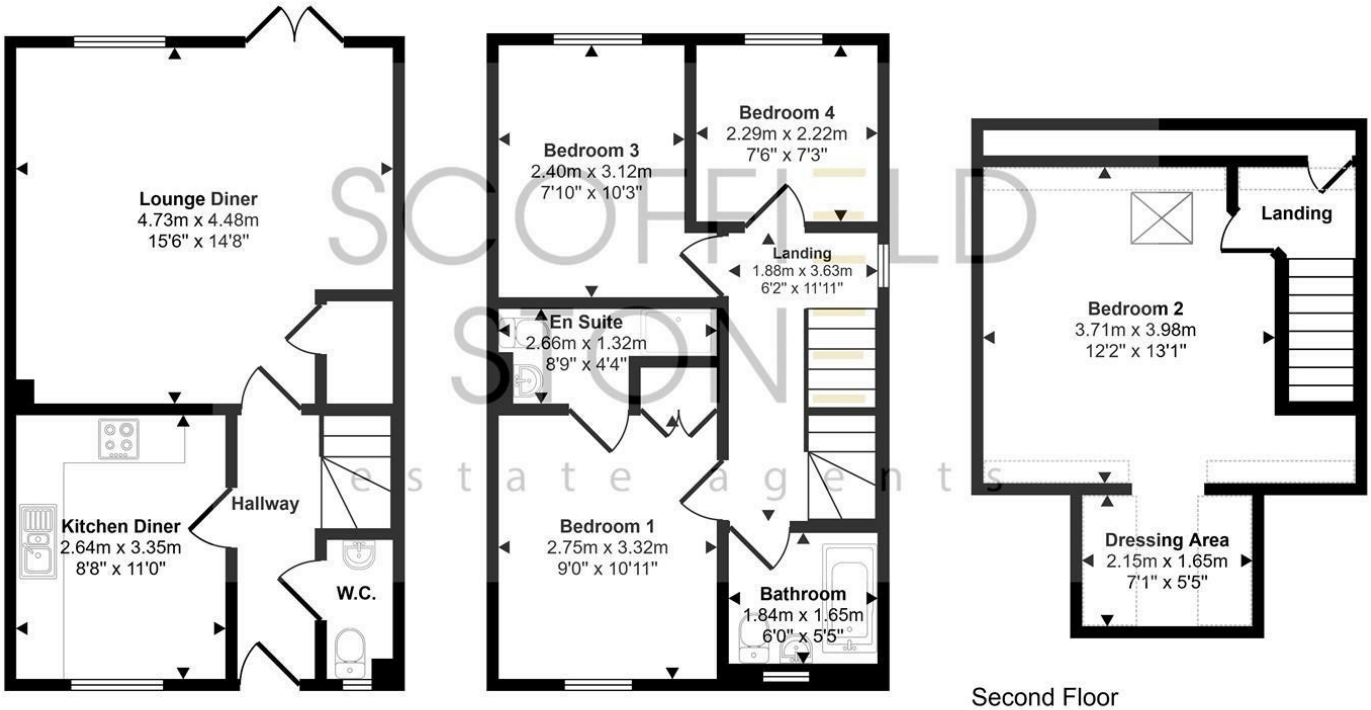
Location / what3words

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

Approx Gross Internal Area
101 sq m / 1088 sq ft



Ground Floor
Approx 38 sq m / 410 sq ft

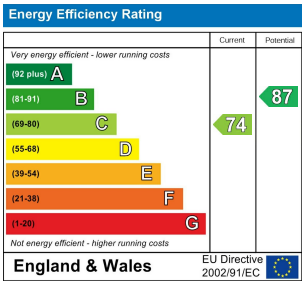
First Floor
Approx 39 sq m / 415 sq ft

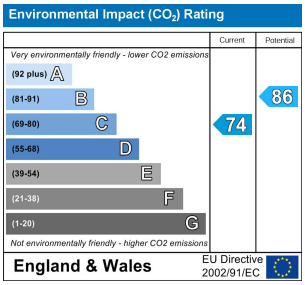
Second Floor
Approx 24 sq m / 263 sq ft

Denotes head height below 1.5m

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.







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