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Sold

5 Astley Gardens, Hilton, Derby, Derbyshire, DE65 5NZ

£265,000

A modern three bedroom semi detached home in Hilton offering 90 square metres (968 square foot). Set in a quiet OWL Homes development with tandem driveway parking, downstairs WC, fitted kitchen diner with integrated appliances, en suite shower room and an enclosed low maintenance rear garden, close to woodland walks.

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Sales: 01283 777100
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Summary Description

Located within a small OWL Homes development on the eastern edge of Hilton, Derbyshire, this modern three bedroom semi detached home offers 90 square metres (968 square foot) of well planned accommodation, ideal for first time buyers, downsizers, or as a buy to let investment. Set back within a quiet development, the property also benefits from easy access to nearby woodland and nature walks, making it a great option for those who enjoy the outdoors while still wanting village convenience.

The ground floor begins with an entrance hall finished with wood effect LVT flooring and useful under stairs storage. A comfortable lounge sits to the rear, with French doors opening out to the garden. To the front, the kitchen diner is fitted in a contemporary style with a range of wall and base units, stone effect worktops and integrated appliances including an oven, induction hob with extractor, fridge freezer, washing machine and dishwasher, plus space for dining. A downstairs cloakroom, WC completes the ground floor. Upstairs, the principal bedroom features its own en suite shower room, while bedrooms two and three are served by a smart family bathroom with a shower over the bath. Outside, the block paved tandem driveway provides off road parking, and the enclosed rear garden is designed for easy maintenance with patio and lawn, a potting shed and a barked play area, ideal for relaxing or entertaining.

Hilton is a popular South Derbyshire village offering everyday amenities including shops, cafes and pubs, along with access to well regarded schooling in the village and nearby areas. For commuters, road links to the A50, A38 and A516 make travel towards Derby, Burton upon Trent and beyond straightforward, with regular bus services connecting to surrounding locations. Mease Woodland and the Mickleover Greenway are close by for scenic walks and cycling routes.

Entrance Hall

Having wood effect LVT flooring, front aspect upvc double glazed window, side aspect part obscure glazed composite main entrance door, under stairs storage, radiator.

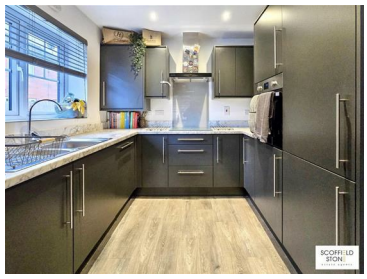
Lounge

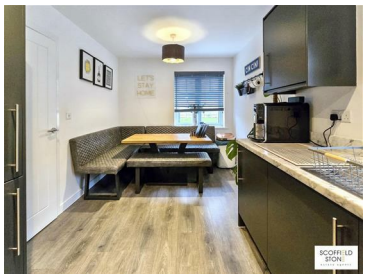
15'1 x 11'2 (4.60m x 3.40m)

Carpeted, rear aspect upvc double glazed French doors to garden, tv and telephone points, radiator

Kitchen/Diner

8;5 x 16'11 (2.44m;1.52m x 5.16m)





Having wood effect LVT flooring, front and side aspect upvc double glazed windows, inset lights to ceiling, fitted wall and floor units to contemporary style with stone effect roll edge worktop, inset stainless steel sink with drainer, vegetable preparation and chrome monobloc tap, integrated electric oven, inset induction hob with chimney style extractor hood over, integrated fridge freezer, integrated washing machine, integrated dishwasher, wall mounted Ideal gas combination boiler, radiator.

Guest Cloakroom/WC

Having wood effect LVT flooring, low flush wc, wall mounted wash hand basin with chrome monobloc tap and tiled splashback, radiator.

Stairs/Landing

Carpeted, wooden spindle staircase, built in storage cupboard, access to roof space.

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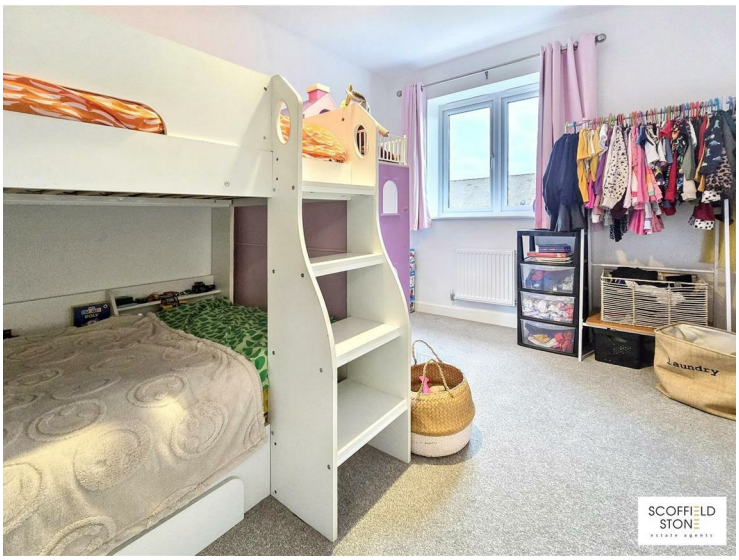
Principal Bedroom
14'11 x 9'3 (4.55m x 2.82m)

Carpeted, front aspect upvc double glazed window, tv point, radiator.

En Suite Shower Room
7'0 x 3'9 (2.13m x 1.14m)

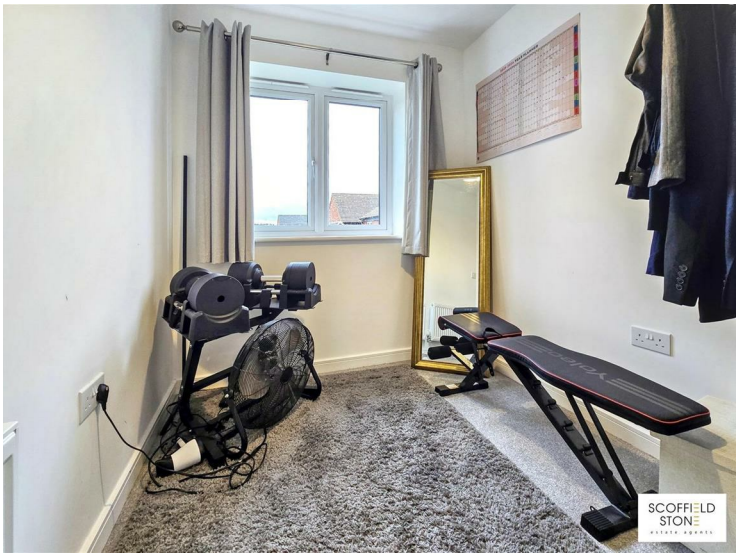
Having ceramic tile effect flooring, front aspect obscure upvc double glazed window, inset lights to ceiling, tiled splashbacks, shower enclosure with plumbed shower, low flush wc, wall mounted wash hand basin with chrome monobloc tap, radiator.

Bedroom Two
8'4 x 12'6 (2.54m x 3.81m)



Carpeted, rear aspect upvc double glazed window, radiator.

Bedroom Three
6'4 x 8'8 (1.93m x 2.64m)



Carpeted, rear aspect upvc double glazed window, radiator.

Bathroom
8'2 x 5'9 (2.49m x 1.75m)

Having ceramic tile effect flooring, side aspect obscure upvc double glazed window, inset lights to ceiling, tiled splashbacks, bathtub with electric shower over, low flush wc, wall mounted wash hand basin with chrome monobloc tap, shaving point, radiator.

OUTSIDE

Frontage and Driveway
Car parking is provided by the block paved double tandem driveway to the side, while a small paved pathway and gravelled boder greet you at the main entrance. Electric power socket to driveway, gate to rear garden.

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Rear Garden

An enclosed garden which has been landscaped to provide a mixture of paved patio and lawn. There is a wooden potting shed at the foot of the garden along with a barked play area.

Material Information

Verified Material Information

Council Tax band: C
Tenure: Freehold
Property type: House
Property construction: Standard brick and block construction
Energy Performance rating: B
Number and types of room: 3 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: Driveway and Private
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 unboarded, accessed by: Attic Hatch door

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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/8RFbKQYVWf6sn7mHYFfYRP/view

Buying to Let?

Guide achievable rent price: £1100pcm

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.

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.

Location / what3words

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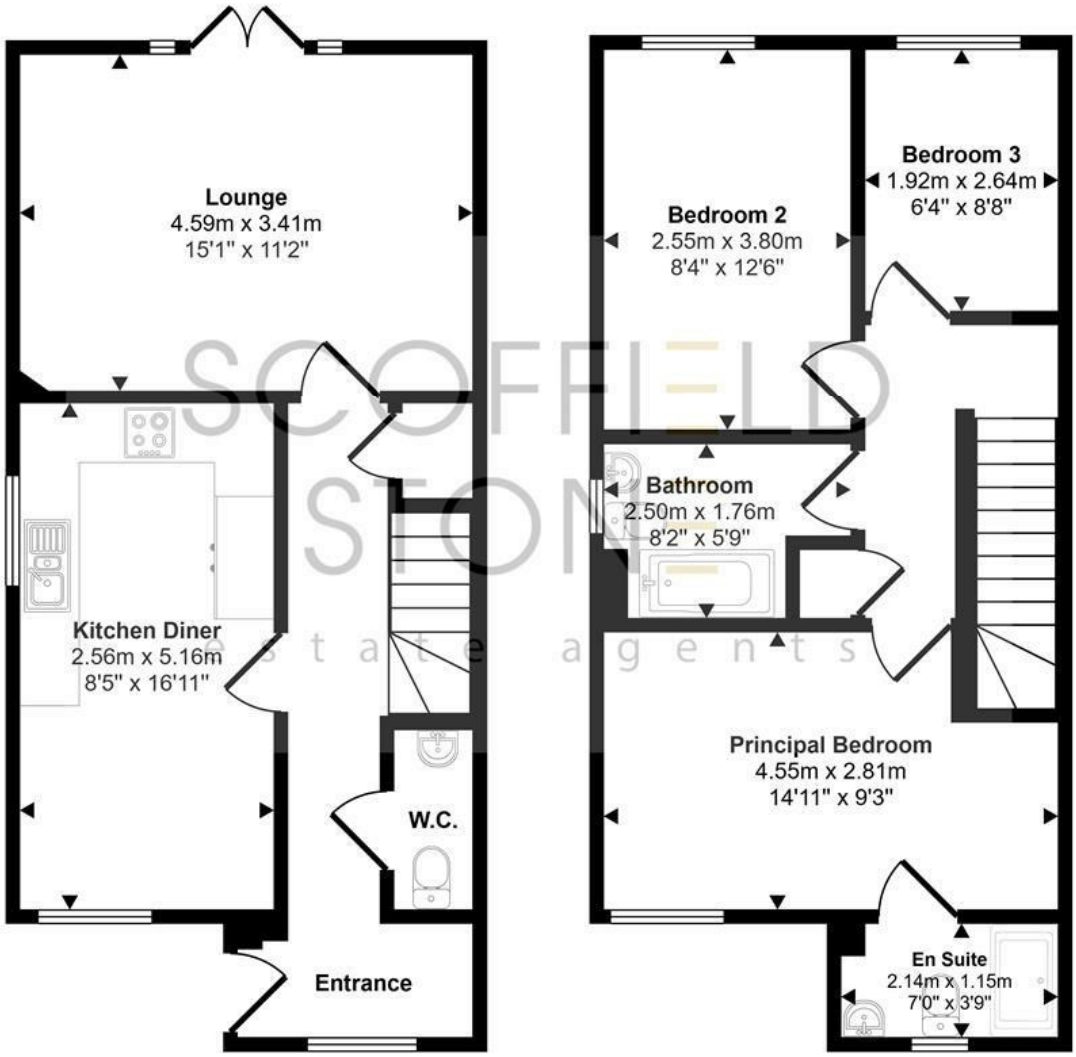
ID Checks for buyers

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.

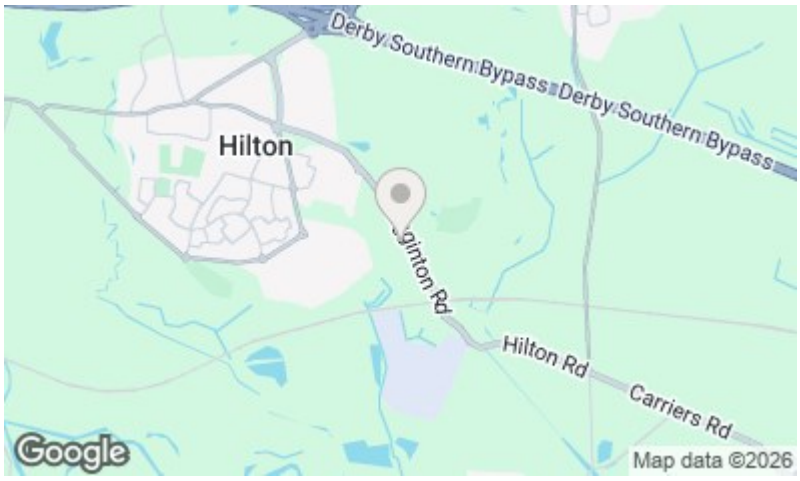
Approx Gross Internal Area
85 sq m / 920 sq ft

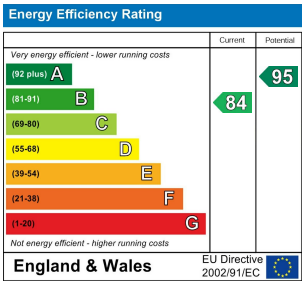


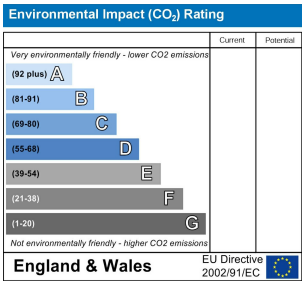
Ground Floor
Approx 43 sq m / 463 sq ft

First Floor
Approx 42 sq m / 457 sq ft

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.







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