SCOFFIELD STONE
estate agents









28 Astley Gardens, Hilton, Derby, DE65 5NZ

£225,000

CHAIN FREE - Enjoy modern village living in this two-bedroom end terrace tucked away on a private cul de sac in Hilton. With driveway parking, enclosed lawned garden, two double bedrooms and an en suite, it is an ideal first home or low maintenance downsize for many buyers.

Sales: 01283 777100
Lettings: 01332 511000
www.scoffieldstone.co.uk

28 Astley Gardens, Hilton, Derby, DE65 5NZ

Summary Description

Situated on a private driveway cul de sac on the edge of Hilton, this relatively new two-bedroom end terrace offers a comfortable modern home that will appeal to first time buyers, professional couples and down sizers. Enjoying a pleasant outlook over woodland to the southwest, the property combines an efficient layout with an enclosed rear garden and block paved driveway parking for two cars. Well presented throughout, it is ready to move into and provides a practical base for everyday village living.

The ground floor begins with an inviting entrance hall with useful under stairs storage and guest cloakroom. At the front is a smart shaker style kitchen in light grey, complete with induction hob, electric oven and a full range of integrated appliances including fridge freezer, washing machine and dishwasher. To the rear, a bright lounge opens through French doors to the garden. Upstairs there are two genuine double bedrooms, the principal bedroom benefiting from an en suite shower room, while a modern family bathroom serves bedroom two.

Hilton is a popular and well served south Derbyshire village that offers a good choice of everyday amenities, including convenience stores, village pubs, cafés, pharmacy and medical facilities, together with a range of open spaces and countryside walks. The property sits within easy reach of highly regarded local primary schooling and falls within the catchment area for John Port Spencer Academy at nearby Etwall. Excellent road links to the A50, A38 and A516 provide straightforward access to Derby, Burton upon Trent and the wider Midlands, with rail services available from Willington and Derby.

Entrance Hall

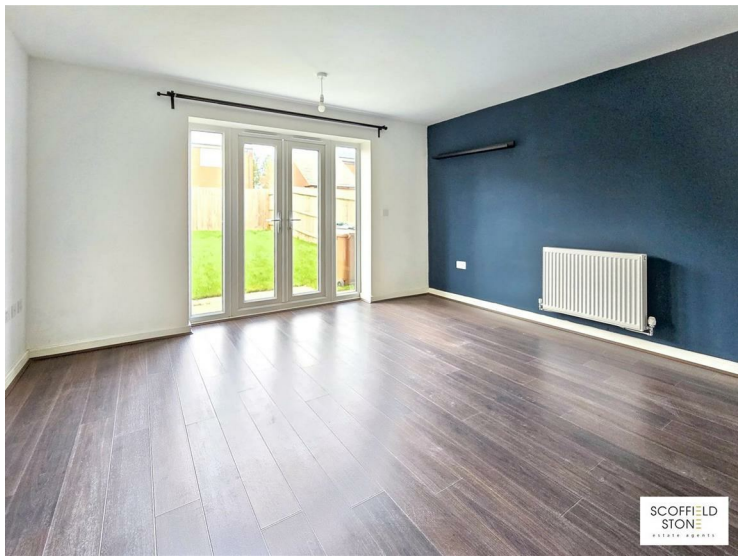
Having wood effect laminate flooring, front aspect part obscure glazed composite main entrance door, radiator, under stairs storage.

Kitchen



Having wood effect laminate flooring, front aspect upvc double glazed window, inset lights to ceiling, fitted wall and floor units to shaker style in light grey finish with wood effect roll edge worktops, inset stainless steel sink with drainer, vegetable preparation and chrome monobloc tap, inset induction hob with chimney style extractor hood over, integrated electric oven, integrated fridge/freezer, integrated washing machine, integrated dishwasher, wall mounted Ideal gas combination boiler.

Lounge



Having wood effect laminate flooring, rear aspect upvc double glazed French doors to garden, tv and telephone points, radiator.

Guest Cloakroom/WC

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

Stairs/Landing

Carpeted, wooden spindle staircase, access to roof space.

Principal Bedroom

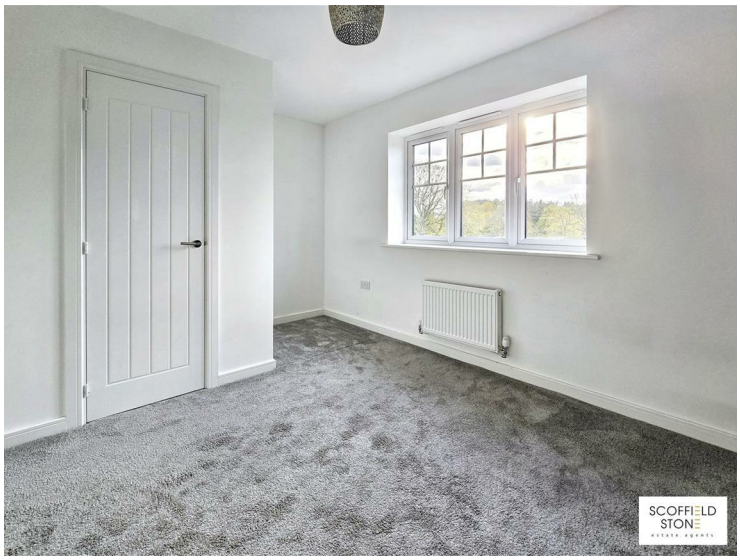


Carpeted, front aspect upvc double glazed window, tv point, radiator.

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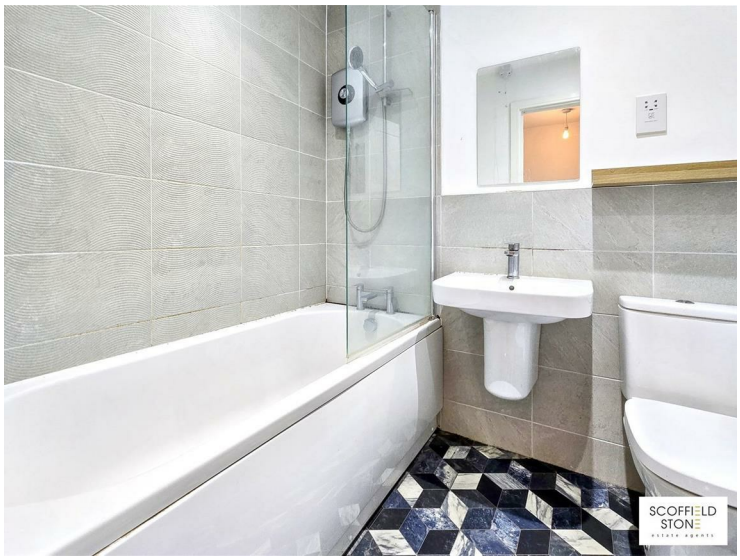
En Suite Shower Room
Having ceramic tile effect cushion flooring, inset lights to ceiling, tiled splashbacks, double shower enclosure with plumbed shower, wall mounted wash hand basin with chrome monobloc tap, low flush wc, radiator.

Bedroom Two



Carpeted, rear aspect upvc double glazed window, over stairs storage, radiator.

Bathroom



Having ceramic tile effect cushion flooring, inset lights to ceiling, tiled splashbacks, bathtub with chrome mixer tap and electric shower over, wall mounted wash hand basin with chrome monobloc tap, low flush wc, radiator.

OUTSIDE

Frontage
To the front you will find block paved parking for two vehicles.

Rear Garden



Accessed via a gateway from the side you will find a small enclosed and lawned garden.

Material Information
Verified Material Information

Council Tax band: C
Tenure: Freehold
There is a management agreement on site for the upkeep of communal grounds. We await further details with respect to cost.
Property type: House
Property construction: Standard brick and block construction
Energy Performance rating: B
Number and types of room: 2 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: None
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - OK, Vodafone - OK, Three - Good, EE - Good
Parking: 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 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
Loft access: Yes - insulated and unboarded, accessed by: Can be accessed by a ladder

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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/LDhfosc54JFKb589jqyo1y/view

Buying to Let?

Guide achievable rent price: £900pcm

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.

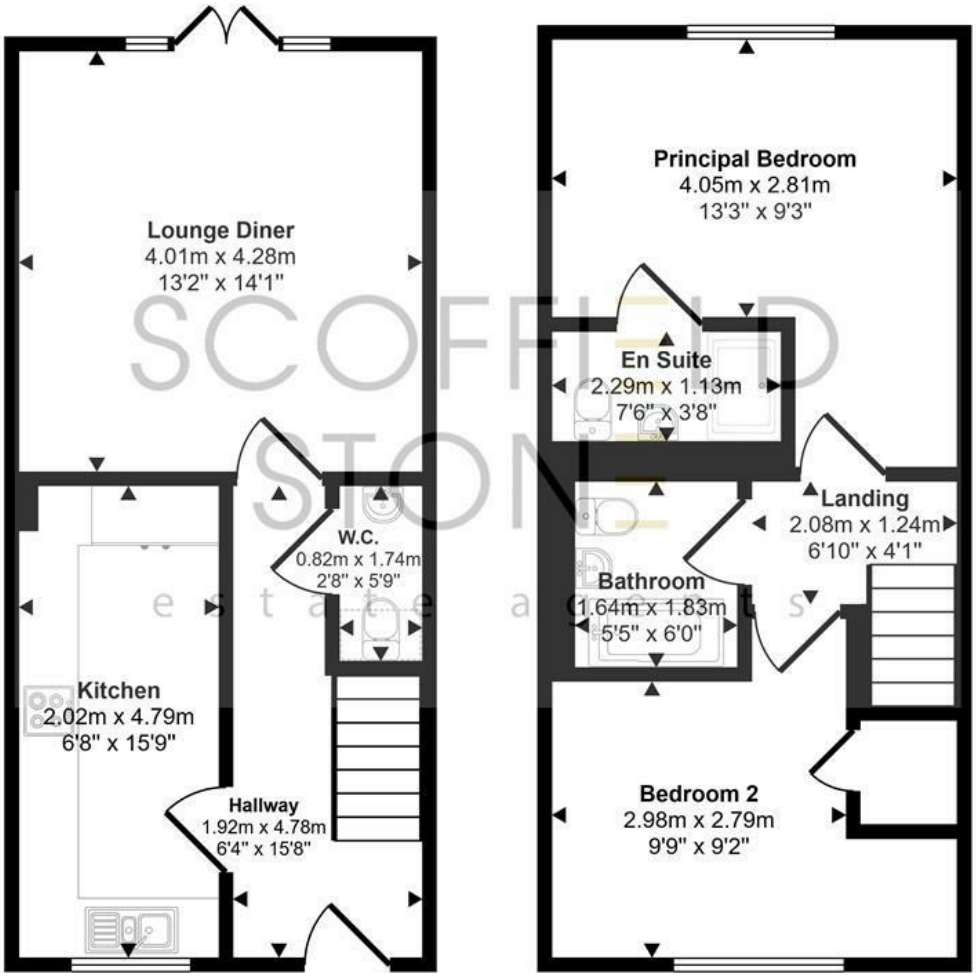
Location / what3words

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

Approx Gross Internal Area
75 sq m / 809 sq ft

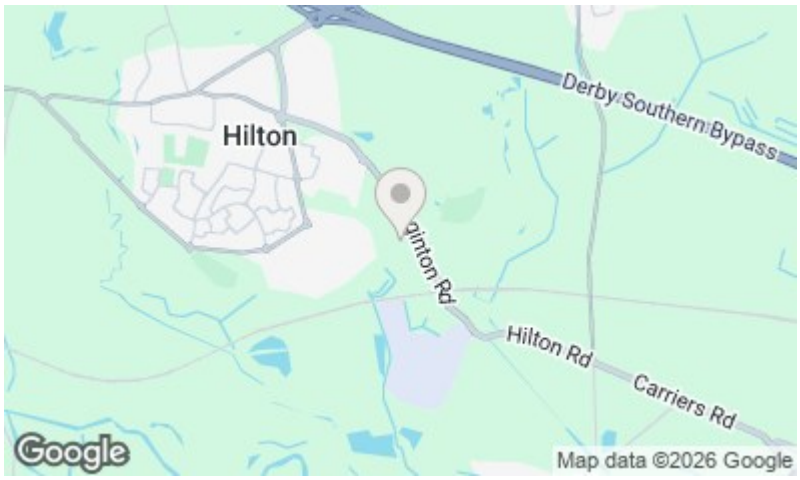


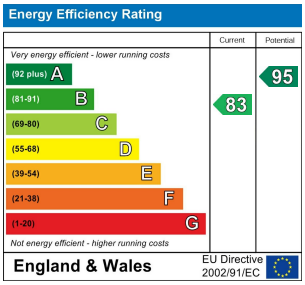
Ground Floor
Approx 37 sq m / 401 sq ft

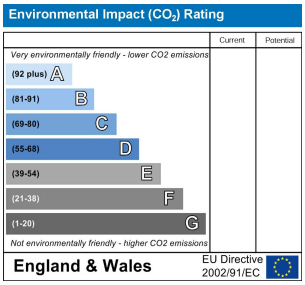
First Floor
Approx 38 sq m / 408 sq ft

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.







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