



**33 Back Lane, Hilton, Derby, Derbyshire, DE65 5GJ**

**£290,000**

A well-presented, extended three-bedroom detached home in the heart of Hilton's popular older village area. With a private garden, family room, and utility/cloakroom, this versatile property offers ideal living space for a first-time buyer, down-sizer, or investor. Viewings are strongly recommended.



Sales: 01283 777100  
Lettings: 01332 511000

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## 33 Back Lane, Hilton, Derby, Derbyshire, DE65 5GJ

### Summary Description

This attractive and well-maintained three-bedroom detached property enjoys a sought-after position in the heart of the older part of Hilton village. Tastefully extended and offering a flexible layout, the home is ideal for first-time buyers, down-sizers or investors looking for a move-in-ready property in a well-connected community.

Inside, the accommodation briefly comprises an entrance hall with understairs storage and internet access point, a cosy front-facing lounge with gas fire, and a separate dining room with direct access to the family room. The extended family room benefits from French doors leading to the garden and Velux rooflights for additional natural light. A modern kitchen is fitted with gloss white units, integrated appliances, and a stylish composite sink. The addition of a utility/guest WC adds convenience and versatility to the ground floor. Upstairs are three well-proportioned bedrooms and a modern family bathroom with both bath and separate shower.

Outside, the front of the property offers a block-paved driveway providing off-road parking for at least two vehicles, while the enclosed rear garden is attractively landscaped with lawn, borders, and patio space, ideal for relaxing or entertaining.

Hilton is a popular and well-established South Derbyshire village with excellent local amenities including shops, schools, pubs, and eateries. The property is particularly well positioned for families and commuters, with good access to local schooling and strong transport links to Derby, Burton, and major A-road networks including the A50 and A38. Public transport is also readily available, making travel simple and convenient.

### Entrance Hall

Carpeted, front aspect part obscure glazed timber main entrance door, carpet matwell, radiator, under stairs storage, internet access point.

### Lounge

13'1" x 10'11" (4.01 x 3.35)



Carpeted, front aspect upvc double glazed window, living flame wood burner effect gas fire, tv point, radiator.

### Dining Room

10'6" x 8'6" (3.22 x 2.6)



Having wood flooring, sliding upvc double glazed doors to family room, radiator.

### Family Room

9'9" x 14'0" (2.99 x 4.29)



Carpeted, rear aspect upvc double glazed French doors and windows, two Velux rooflights, carpet matwell, radiator.

### Utility/Guest WC

Having wood effect cushion flooring, rear aspect upvc double glazed window, inset lights to ceiling, worktop, under counter space and plumbing for washing machine, low flush wc, pedestal wash hand basin with chrome monobloc tap, chrome heated towel rail.

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## Kitchen

11'5" x 9'3" (3.49 x 2.82)



Having ceramic tile effect cushion flooring, side aspect upvc double glazed window, under stairs storage, inset lights to ceiling, fitted wall and floor units to gloss white with wood effect roll edge worktops, inset composite sink with drainer, vegetable preparation and chrome mixer tap, integrated double electric oven, integrated dishwasher, contemporary style vertical radiator.

## Stairs/Landing

Carpeted, side aspect upvc double glazed window, wooden spindle balustrade, access to part boarded roof space having light and power via fitted metal ladders.

## Principal Bedroom

12'4" x 10'2" (3.77 x 3.12)



Carpeted, front aspect upvc double glazed window, radiator.

## Bedroom Two

11'5" x 10'2" (3.5 x 3.11)



Carpeted, rear aspect upvc double glazed window, radiator.

## Bedroom Three

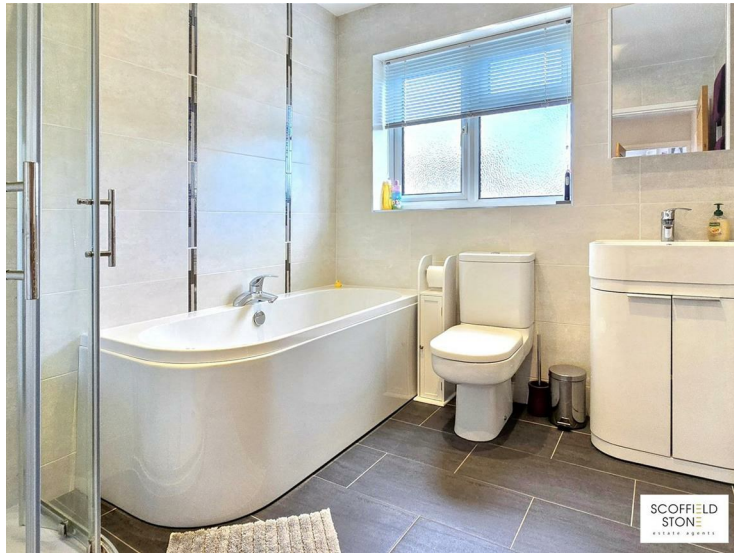
6'9" x 7'8" (2.07 x 2.35)



Carpeted, front aspect upvc double glazed window, radiator.

## Bathroom

8'5" x 7'6" (2.57 x 2.3)



Having ceramic tiled flooring and fully tiled walls, rear aspect upvc double glazed window, inset lights to ceiling, corner quadrant shower enclosure with plumbed shower, bathtub with chrome mixer tap, low flush wc, pedestal wash hand basin with chrome monobloc tap set to vanity unit, chrome heated towel rail.

## OUTSIDE

### Frontage and Driveway

Having a blocked paved patio with adequate parking for at least two cars, and herbaceous planting below the lounge window. A double timber gate leads to the rear.

### Rear Garden



An enclosed and private garden which has been landscaped to provide a mixture of block paved patio, lawn and herbaceous planting borders. There is a useful brick built shed, covered carport and double gates leading to the driveway. Cold water tap.

## Material Information

Verified Material Information

Council Tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: D

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 - Good, Vodafone - Good, Three - Good, EE - Great

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: No

For additional material information, please follow the link: <https://moverly.com/sale/2ZvqwKDYketyJPmiZjzYf/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.

## Buying to Let?

Guide achievable rent price: £1,125pcm

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

what3words ///tins.senders.trample

## ID Checks for buyers



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Lettings: 01332 511000

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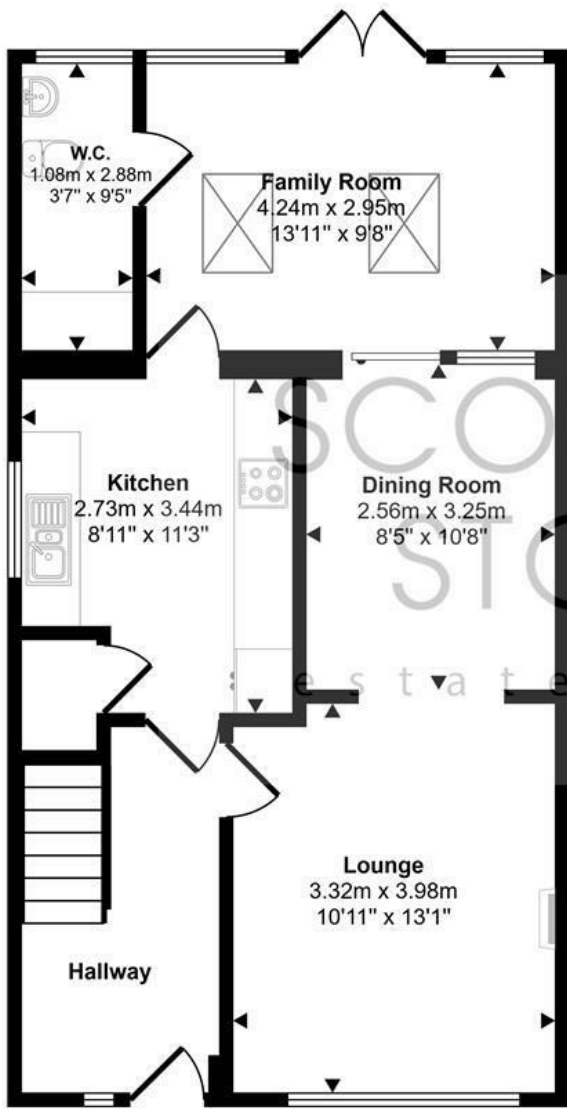
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To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small charge of £25 per person to cover the cost of these checks.

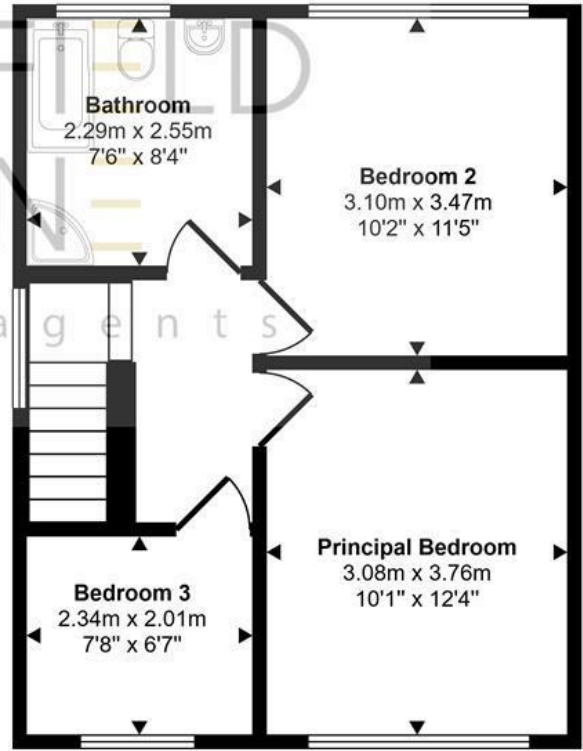


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Approx Gross Internal Area  
99 sq m / 1062 sq ft



Ground Floor  
Approx 58 sq m / 621 sq ft



First Floor  
Approx 41 sq m / 441 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.



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			
England & Wales		EU Directive 2002/91/EC	
		67	73

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			
England & Wales		EU Directive 2002/91/EC	



**Hilton Office**  
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