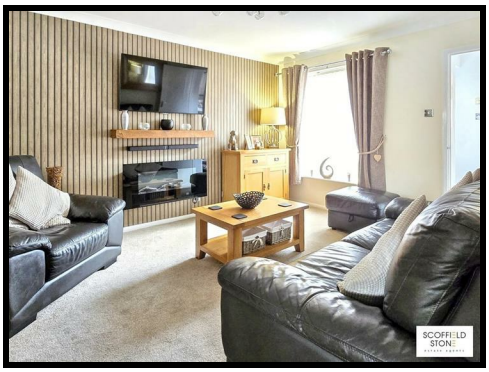
SCOFFIELD STONE
estate agents









4 Calder Close, Hilton, DE65 5HR

£315,000

Beautifully extended and improved, this three-bedroom Hilton home offers versatile living with a stylish kitchen, a well planned utility room, conservatory with insulated roof, and an adaptable additional ground floor room, ideal for a home office, snug, playroom or occasional guest space. With block paved driveway parking for three vehicles and a private, low maintenance rear garden, this property is ideal for families seeking a modern home in a well connected village location.

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

4 Calder Close, Hilton, DE65 5HR

Summary Description

Situated in a sought-after cul de sac within the popular village of Hilton, this extended and greatly improved three-bedroom home provides spacious and versatile accommodation ideal for modern family living. The property has been thoughtfully upgraded by the current owners to include a stylish kitchen, a well planned utility room, and a conservatory with an insulated roof for comfortable year round use. A real highlight is the valuable additional ground floor room, offering excellent flexibility as a home office, snug, playroom, guest bedroom or hobby room depending on your needs.

The home is beautifully presented throughout, with a welcoming lounge, separate dining room and a smartly designed kitchen with integrated appliances. The conservatory provides extra living space with direct access to the private rear garden. Upstairs there are three bedrooms, including a principal bedroom with fitted wardrobes and an en suite shower room, along with a modern family bathroom. Outside, the block paved driveway provides parking for three vehicles, while the enclosed, low maintenance rear garden is attractively landscaped and benefits from a covered patio, a large shed with power, and additional storage.

Hilton is a well served village offering a range of everyday amenities, including shops, schools, medical facilities and public houses. The property is conveniently placed for commuting, with easy access to the A50, A38 and M1, as well as Derby city centre and nearby Burton upon Trent. For families, highly regarded local primary schools and secondary schooling options are within easy reach, making this home an ideal choice for buyers seeking both space and convenience.

Entrance Hall

Carpeted, side aspect part obscure glazed, galvanised main entrance door.

Lounge

Carpeted, front aspect upvc double glazed window, wall mounted electric fire, tv point, radiator.

Dining Room



Carpeted, rear aspect upvc double glazed French doors to conservatory, radiator.

Kitchen



Having ceramic tile effect laminate flooring, rear aspect upvc double glazed window, inset lights to ceiling, fitted wall and floor units to shaker style with stone effect roll edge worktop and tiled splashbacks, inset stainless steel sink with drainer, vegetable preparation and chrome monobloc tap, integrated electric oven with 5 burner gas hob over and chimney style extractor hood, integrated fridge/freezer, integrated dishwasher.

Conservatory



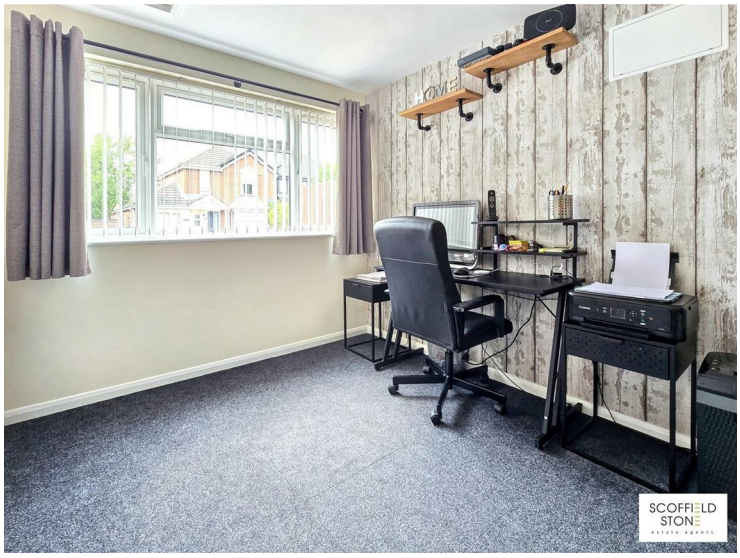
Having wood effect laminate flooring, insulated roof, upvc double glazed framework, French doors to garden, radiator.

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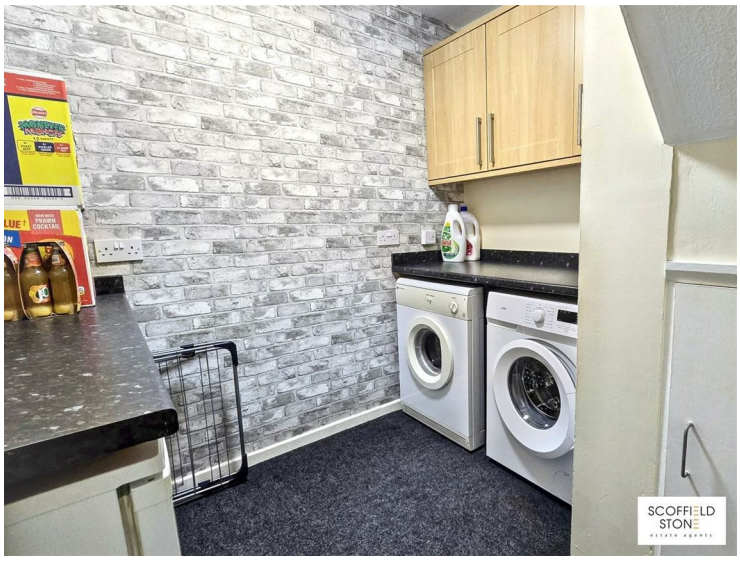
4 Calder Close, Hilton, DE65 5HR

Family / Study



A very really useful, flexible ground floor room that can adapt to your needs. Ideal as a home office for working from home, a playroom, hobby room, snug or second sitting room, it also works brilliantly as a guest bedroom if you want occasional ground floor sleeping space. Whether you need a quiet place to work, extra reception space, or a practical room for visitors, this space gives you plenty of options to suit different stages of family life.

Utility Room



Carpeted, wall cupboards to shaker style, stone effect roll edge worktops, under counter space and plumbing for appliances, under stairs storage.

Guest Cloakroom

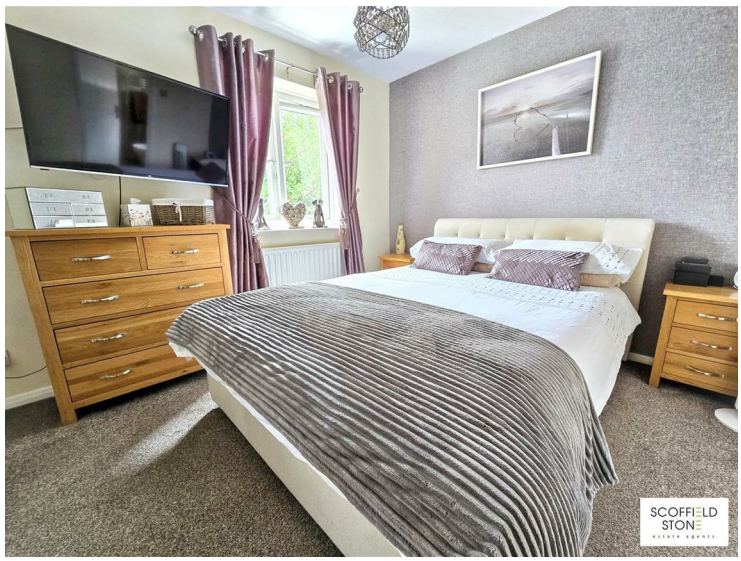


Having wood effect laminate flooring, front aspect obscure upvc double glazed window, low flush wc, bathroom vanity cupboard with worktop, wash hand basin with chrome monobloc tap, chrome heated towel rail.

Stairs/Landing

Carpeted, side aspect obscure upvc double glazed windows, wooden spindle staircase, walk in cupboard, airing cupboard with hot water cylinder, radiator.

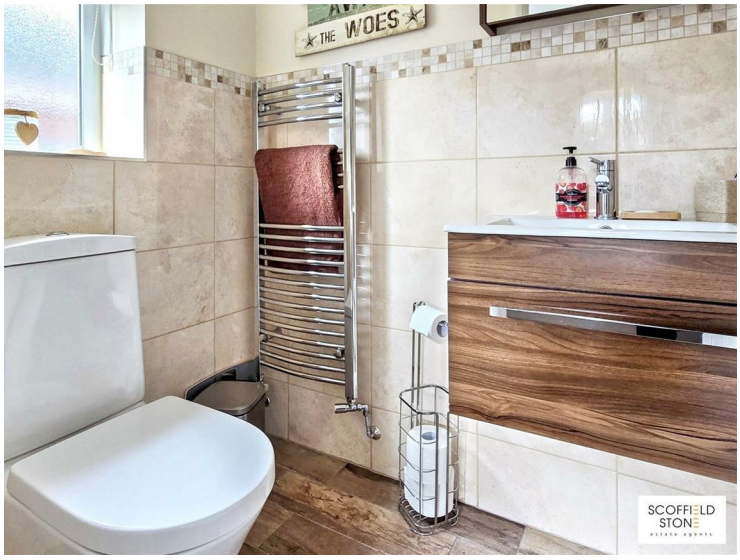
Bedroom One



Carpeted, rear aspect upvc double glazed window, radiator, fitted wardrobes.

4 Calder Close, Hilton, DE65 5HR

En Suite Shower Room



Having wood effect ceramic tile flooring, side aspect obscure upvc double glazed window, tiled splashbacks, low flush wc, wall mounted wash hand basin with chrome monobloc tap and vanity unit, single shower enclosure with plumbed shower, chrome heated towel rail.

Bedroom Two



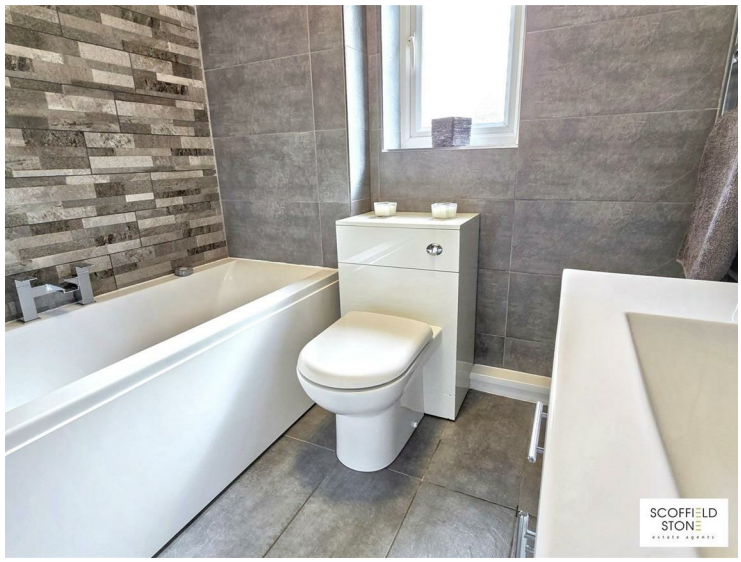
Carpeted, front aspect upvc double glazed window, radiator.

Bedroom Three



Carpeted, front aspect upvc double glazed window, radiator.

Bathroom



Having ceramic tiled flooring, rear aspect obscure upvc double glazed window, fully tiled walls, bathtub with chrome mixer tap, low flush wc, wash hand basin set to vanity cupboard with chrome monobloc tap, chrome heated towel rail.

OUTSIDE

Frontage and Driveway

To the front you will find a blocked paved driveway with adequate parking for three cars.

4 Calder Close, Hilton, DE65 5HR

Rear Garden



Accessed via a gateway from the front, you will find an enclosed, private, low maintenance garden which has been attractively landscaped to provide a variety of patio finishes, covered patio, outside tap and power socket. There is a large wooden shed (16x8) with power and LED lighting which is ideal for storage, gym or hobby space.

Material Information

Verified Material Information

Costs and tenure
Tenure: Freehold
Council tax band: D
EPC rating: C

The building
Detached house, standard brick and block construction
Accessibility adaptations: None
Loft: insulated and unboarded, accessed by hatch in ceiling
Outside areas: Front garden and Rear garden

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone ok, Three good, EE good
Parking: Driveway
Not in a controlled parking zone
No disabled parking available

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
No environmental risks recorded
Onward chain: yes

For the online report, please follow the link here:
https//moverly.com/sale/PqKheKFeDMzhUF7zfeUHer/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: £1250pcm

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.

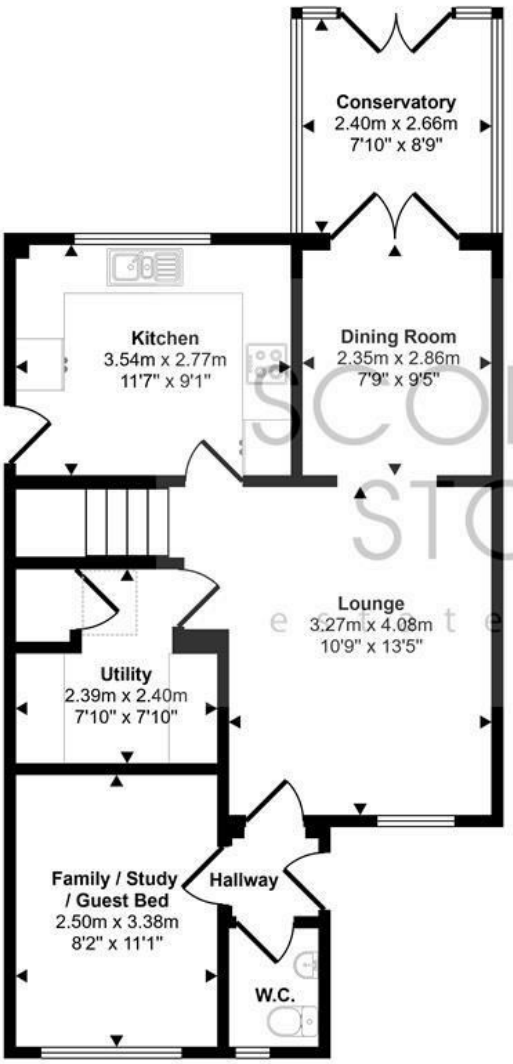
Location / what3words

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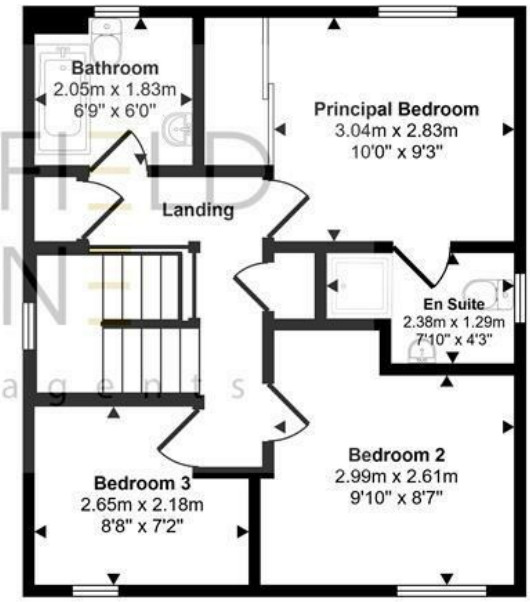
ID Checks for buyers

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
102 sq m / 1098 sq ft



Ground Floor
Approx 60 sq m / 642 sq ft

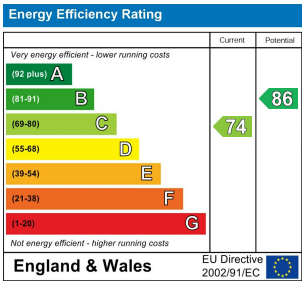


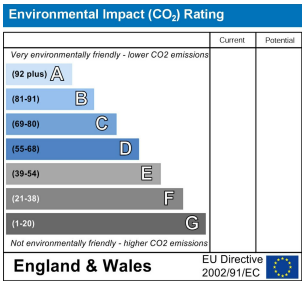
First Floor
Approx 42 sq m / 456 sq ft

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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