



43 Eden Close, Hilton, Derby, DE65 5NL

£235,000

CHAIN FREE - This immaculate end-of-terrace house, ideal for families, features a unique three-storey layout with three well-appointed bedrooms, a stylish kitchen, a versatile reception room, a low-maintenance patio garden, and convenient parking, all located in a peaceful cul-de-sac near public transport, local amenities, excellent schools, and green spaces.

Summary Description

We are delighted to present for sale this immaculate end-of-terrace house. The residence boasts a unique three-storey layout and is situated in a peaceful cul-de-sac position, making it an ideal home for families.

The property features three well-appointed bedrooms. The master bedroom is located on the second floor, providing an element of seclusion. It is furnished with built-in wardrobes and has an ensuite, offering both convenience and luxury. The remaining two double bedrooms are situated on the first floor, one of which also benefits from built-in wardrobes, making storage a breeze.

The house has a single, stylish bathroom, ensuring a modern and refined look. The kitchen, also stylish in design, is very well-fitted, perfect for those who enjoy cooking.

The property's singular reception room is an inviting space with large windows that allow for ample natural light. It provides a lovely view of the garden and also offers direct access to it, effectively merging indoor and outdoor living spaces. This reception room doubles as a lounge and a dining area, making it a versatile space for entertaining or relaxing.

One of the standout features of this property is the low-maintenance patio garden. Perfect for outdoor relaxation, this private space requires little upkeep, leaving you more time to enjoy it. The property also benefits from driveway parking for at least two cars parked in tandem, and a single garage with an electric shutter door.

The location of this house is simply unbeatable. Nestled near public transport links, local amenities, and excellent schools, it also offers proximity to green spaces, nearby parks, and walking and cycling routes. This makes it an ideal home for those who appreciate a balance between city living and natural beauty.

Entrance Hall

Having wood effect ceramic tiled flooring and neutral decor with front aspect part obscure glazed composite main entrance door, walk in storage cupboard, radiator.

Kitchen

11'8" x 5'11" (3.58 x 1.81)



Having wood effect ceramic tile flooring and neutral decor with front aspect upvc double glazed window, stylish tiled splashbacks, fitted wall and floor units to gloss white with wood effect worktops, inset composite sink with drainer and brushed metal boiling water mixer tap, inset Neff induction hob with chimney style extractor hood over, integrated Neff electric oven and microwave, integrated fridge/freezer, integrated washing machine, integrated dishwasher.

Lounge/Diner

17'8" x 12'11" (5.41 x 3.94)



Carpeted and neutrally decorated with rear aspect upvc double glazed sliding patio doors, tv, telephone and fibre points, two radiators.

Guest Cloakroom

6'1" x 2'11" (1.87 x 0.89)

Having wood effect ceramic tiled flooring and neutral decor with front aspect obscure upvc double glazed window, low flush wc, pedestal wash hand basin with chrome hot and cold taps and tiled splashback, radiator.

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Stairs/Landing One

Carpeted and neutrally decorated with side aspect upvc double glazed window, wooden spindle balustrade.

Bedroom Two

11'9" x 12'11" (3.6 x 3.94)



Neutrally decorated with rear and side aspect upvc double glazed windows, airing cupboard with hot water cylinder, tv point, radiator.

Bedroom Three

10'11" (into wardrobe) x 12'11" (3.35 (into wardrobe) x 3.94)



Neutrally decorated with two front aspect and one side aspect upvc double glazed windows, fitted wardrobes, tv point, two radiators.

Bathroom

6'5" x 6'2" (1.96 x 1.88)



Having ceramic tiled flooring and neutral decor with part tiled walls, low flush wc, pedestal wash hand basin with chrome mixer tap, bathtub with chrome hot and cold taps and electric shower over, radiator.

Stairs/Landing Two

Carpeted and neutrally decorated with wooden spindle balustrade, side aspect upvc double glazed window.

Master Bedroom

19'4" x 12'11" (5.9 x 3.95)



Neutrally decorated with front aspect upvc double glazed window, rear aspect rooflight, fitted wardrobes and chest of drawers, tv point, two radiators.

En Suite Shower Room
5'6" x 6'2" (1.68 x 1.89)



Having ceramic tiled flooring and neutral decor with rear aspect rooflight, part tiled walls, pedestal wash hand basin with chrome hot and cold taps, low flush wc, corner quadrant shower enclosure with plumbed shower, radiator.

OUTSIDE

Frontage and Driveway

Car parking is provided by the tandem driveway to the left and has adequate parking for at least two vehicles. An electric vehicle charging point can be seen on the side of the house.

Garage

There is a single, detached garage to the side with light, power and electronically powered roller shutter door.

Rear Garden



To the rear you will find an enclosed, private garden which has been stylishly landscaped to provide a full low maintenance stone paved patio, with artificial lawn and gazebo.

Material Information

Verified Material Information

Council tax band: C
Tenure: Freehold
Property type: House
Property construction: Standard form
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Good
Parking: 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: Yes
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: C

For additional material information, please see the link:
<https://moverly.com/sale/5mSKmJHypzS7tVAkr7ztvh/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.

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: £995 pcm

The above as an indication of the likely rent price you could

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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

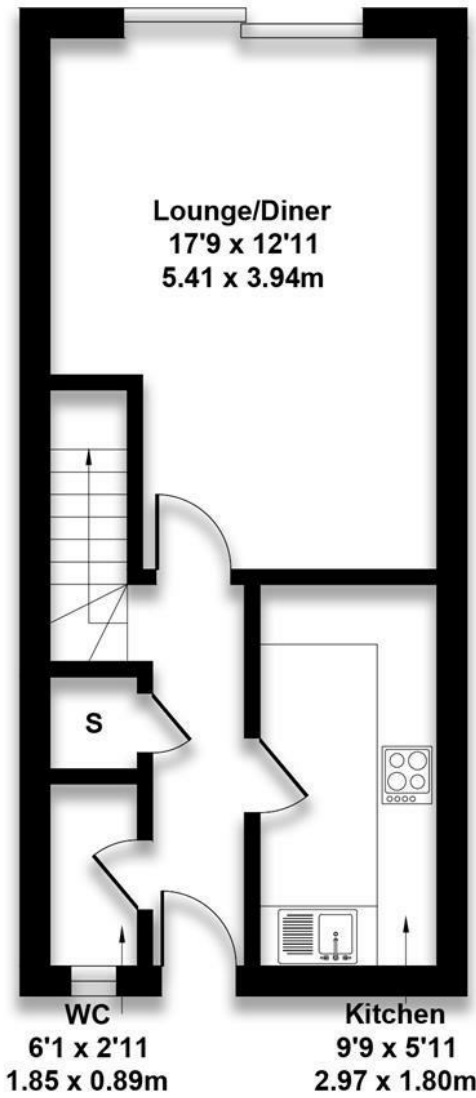
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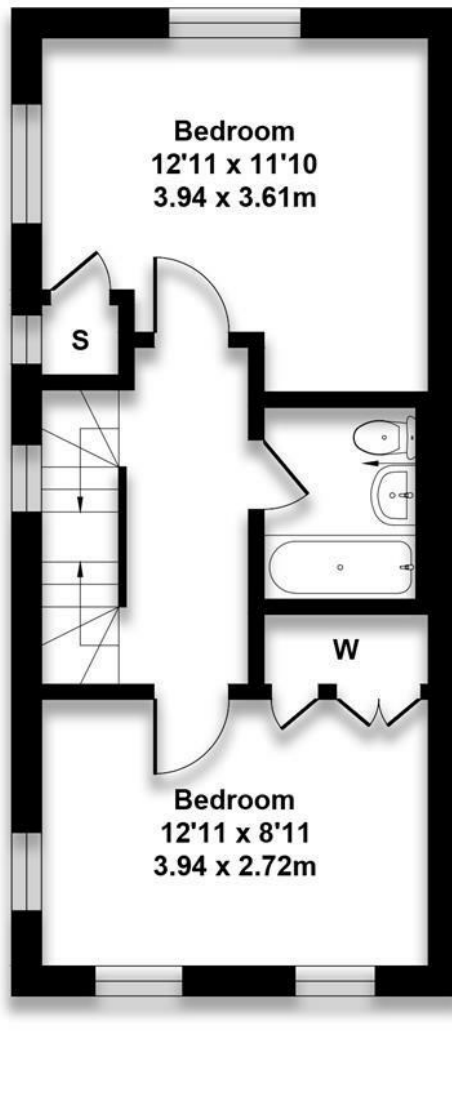
Sales: 01283 777100
Lettings: 01332 511000
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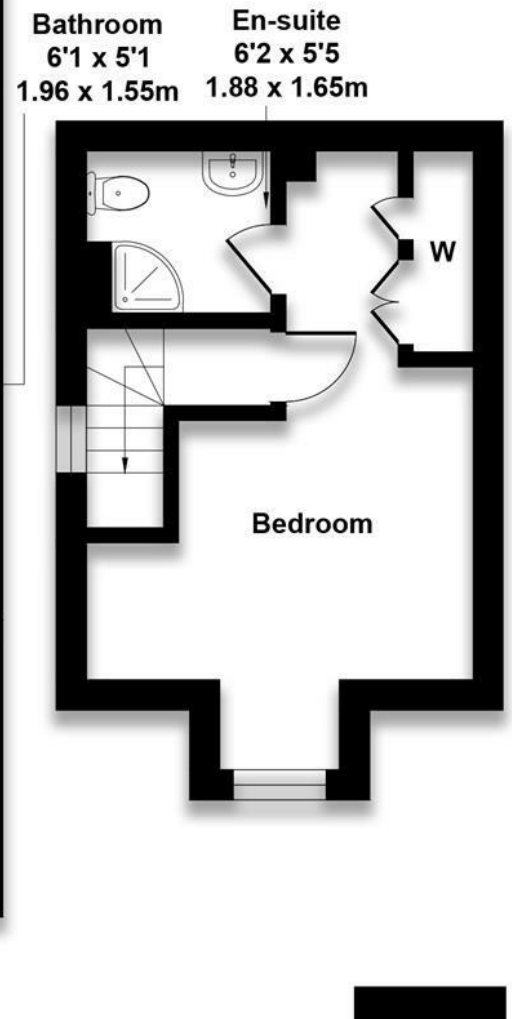
Approximate Gross Internal Area
1041 sq ft - 97 sq m



GROUND FLOOR

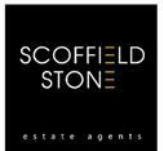


FIRST FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating		Current	Potential
Vary 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		77	89
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Vary environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



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