SCOFFIELD STONE
estate agents

8 Avon Way, Hilton, Derby, Derbyshire, DE65 5HB

£340,000

Chain free and offering 119 square metres (1281 square feet), this four bedroom detached home in Hilton features two reception rooms, kitchen diner, utility, en suite, garage, generous driveway parking and an attractive enclosed rear garden, making it an excellent choice for growing families.

Sales: 01283 777100
Lettings: 01332 511000
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Summary Description

Situated within a popular modern development in Hilton, this freehold, chain free four bedroom detached home offers well balanced family accommodation extending to 119 square metres (1280 square feet). The property is well suited to buyers seeking practical living space, good parking and a garden that is ready to enjoy. Internally, the layout includes an entrance hall, a comfortable lounge with bay window, and an open plan kitchen and dining room to the rear, creating a sociable everyday living space. The overall presentation is neat and neutral, making this a home that buyers can move straight into while still having scope to personalise over time.

The accommodation is designed with family life in mind. The kitchen area is supported by a separate utility room, there is a useful ground floor guest cloakroom, and the dining area opens directly to the garden. On the first floor, there are four bedrooms, including a main bedroom with fitted wardrobe space and an en suite shower room, alongside a family bathroom. Outside, the frontage is finished to tarmac to provide generous driveway parking, and the integral garage benefits from light, power and internal access. The enclosed rear garden has been attractively landscaped with patio, lawn, planted borders and a shed, offering a good balance of outdoor seating and family space.

Hilton remains a consistently popular Derbyshire village for buyers wanting a strong sense of community along with everyday convenience. The property is well placed for access to local shops, services, schooling and village amenities, while also benefiting from straightforward road links towards Derby, Burton upon Trent and the wider region. This makes the property a practical choice for families, commuters and purchasers looking for a well connected South Derbyshire location.

Entrance Hall

Carpeted and neutrally decorated with front aspect part obscure glazed wooden main entrance door, radiator, telephone point.

Lounge

11'6" x 15'7" (3.53 x 4.77)

Carpeted and neutrally decorated with front aspect upvc double glazed bay window, stone effect Adam style fireplace with inset stainless steel gas fire, tv point, radiator.

Open Plan Kitchen/Diner

Dining Area

8'6" x 12'9" (2.6 x 3.91)

Carpeted and neutrally decorated with rear aspect upvc double glazed sliding patio doors to garden, radiator.

Kitchen Area

10'9" x 9'3" (3.28 x 2.84)

Having ceramic tile flooring and neutral decor with rear aspect upvc double glazed window, a range of fitted wall and floor units to shaker style in Beech effect finish with stone effect roll edge worktops and tiled splashbacks, inset stainless steel sink with drainer and chrome mixer tap, integrated electric oven with electric hob over, under counter space for appliance, radiator.

Utility Room

3'10" x 7'3" (1.19 x 2.21)

Having ceramic tile flooring and neutral decor with rear aspect upvc double glazed window, fitted wall and floor units to complement the kitchen, under counter space and plumbing for appliances, radiator. Although there is no sink currently, plumbing remains if the new owner would like to re-install.

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Guest Cloakroom/WC
4'5" x 5'5" (1.36 x 1.66)
Having wood effect engineered flooring and neutral decor with side aspect obscure upvc double glazed window, vanity unit with inset wash hand basin having chrome hot and cold taps and tiled splashback, low flush wc, radiator.

Stairs/Landing
Carpeted and neutrally decorated with side aspect obscure upvc double glazed window, wooden spindle staircase, access to roof space, radiator, airing cupboard with hot water cylinder.

Bedroom One
13'7" x 10'4" (4.16 x 3.16)

Carpeted and neutrally decorated with two front aspect upvc double glazed windows, fitted wardrobe, radiator.

En Suite Shower Room
7'4" x 3'10" (2.26 x 1.17)
Having wood laminate effect cushion flooring and neutral decor with front aspect obscure upvc double glazed window, tiled splashbacks, pedestal wash hand basin with chrome monobloc tap, low flush wc, corner quadrant shower enclosure with electric shower, radiator.

Bedroom Two
8'5" x 8'2" (2.58 x 2.49)

Carpeted and neutrally decorated with rear aspect upvc double glazed window, fitted wardrobe, radiator.

Bedroom Three
7'11" x 7'5" (2.43 x 2.27)

Carpeted and neutrally decorated with rear aspect upvc double glazed window, fitted wardrobe, radiator.

Bedroom Four
6'11" x 7'6" (2.13 x 2.29)

Carpeted and neutrally decorated with rear aspect upvc double glazed window, fitted wardrobe, radiator.

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Bathroom
8'6" x 5'8" (2.61 x 1.75)

Having wood laminate effect cushion flooring and neutral decor with side aspect obscure upvc double glazed window, tiled splashbacks, pedestal wash hand basin with chrome mixer tap, low flush wc, bathtub with chrome mixer tap having shower attatchment and electric shower over, radiator.

OUTSIDE

Garage
A single, integral garage with personal door to entrance hall. Metal up and over door, light and power.

Frontage and Driveway
The frontage is completely finished to tarmac, providing generous car parking.

Rear Garden

Accessed via a side gate from the front you will find an enclosed garden which has been attractively landscaped to provide a good mixture of paved patio, lawn, planted herbaceous borders and shed.

Material Information
Verified Material Information

Council Tax band: D
Tenure: Freehold
Property type: House
Property construction: Standard brick and block construction
Energy Performance rating: C
Number and types of room: 4 bedrooms, 2 bathrooms, 2 receptions
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 - Good, Vodafone - OK, Three - Good, EE - Good
Parking: Driveway, Garage, 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: with a step ladder through loft hatch in ceiling

Follow the link for the full report:
https://moverly.com/sale/Jira9EKzmyY6i6oR4FNZav/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: £1350pcm

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.

What3Word Location
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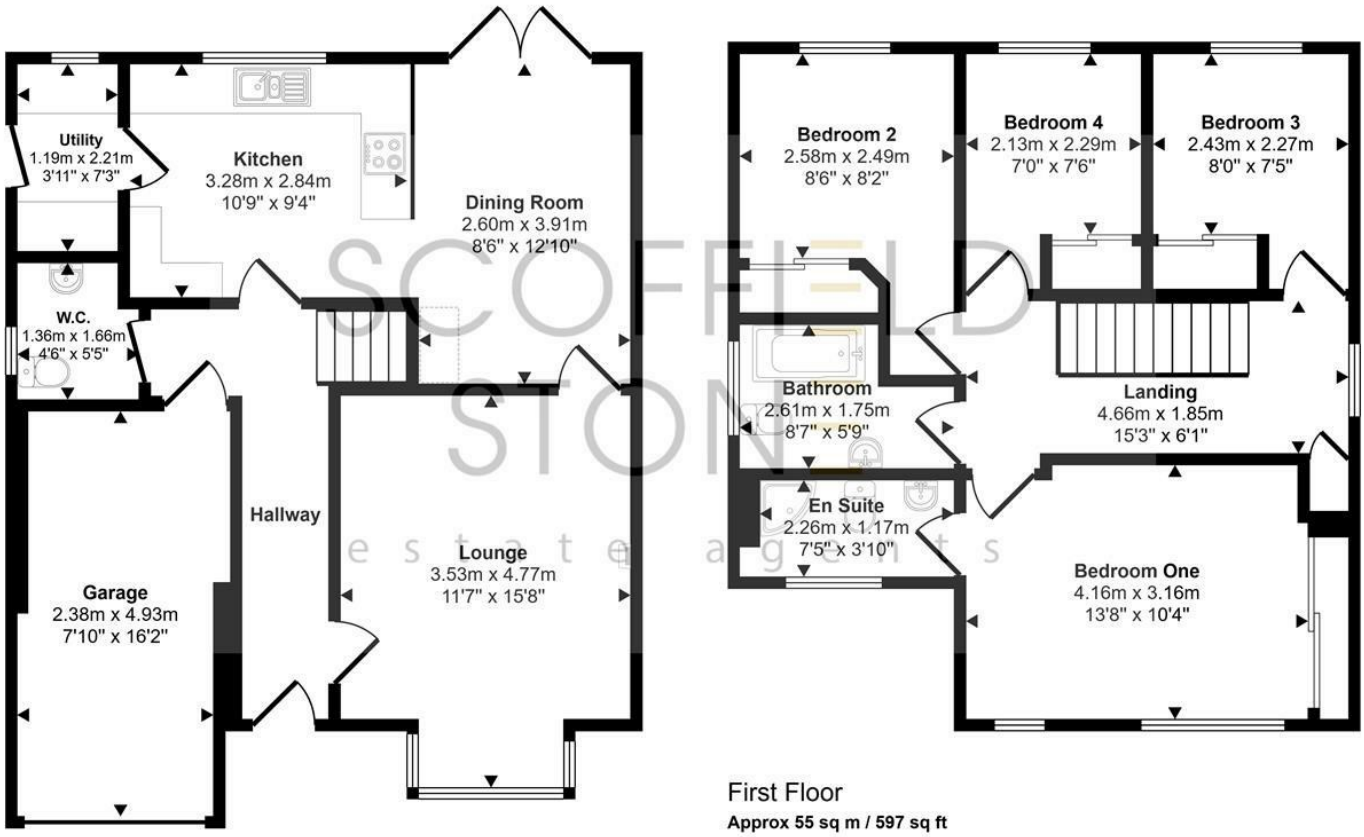
Disclaimer
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of

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.

Approx Gross Internal Area
119 sq m / 1281 sq ft

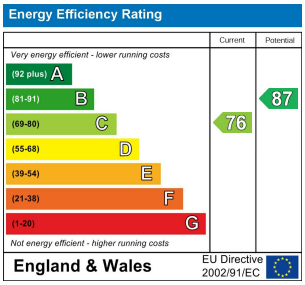


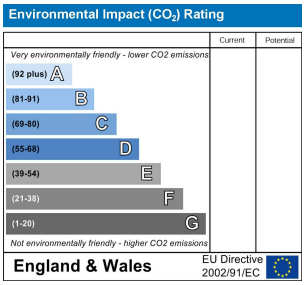
First Floor
Approx 55 sq m / 597 sq ft

Ground Floor
Approx 64 sq m / 685 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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