SCOFFIELD STONE
estate agents









15 Calder Close, Hilton, Derby, DE65 5HR

£310,000

A stylish three bedroom detached home in a cul de sac close to Hilton village centre, with three reception spaces, driveway parking, utility, en suite, refurbished roof and a beautifully landscaped rear garden enjoying open views over fields beyond.

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

15 Calder Close, Hilton, Derby, DE65 5HR

Summary Description

15 Calder Close, Hilton is a stylish and well presented three bedroom detached home. Set within a cul de sac close to the heart of Hilton village, the property enjoys an attractive rear outlook, with open field views. With a total floor area of approximately 99 square metres (1062 square feet), this appealing home is well suited to first time buyers, growing families, or downsizers looking for a practical layout in a popular South Derbyshire village location.

The ground floor offers flexible and well planned accommodation, including a welcoming entrance hall, comfortable lounge with contemporary media wall and inset electric fire, a separate dining room with direct garden access, and a converted garage now providing a useful third reception room. This versatile space could work well as a family room, home office, gym, playroom, or occasional bedroom depending on requirements. The kitchen is finished with gloss white units, quartz effect worktops, integrated cooking appliances, under counter lighting, pantry storage, part under floor heating, and a useful adjoining utility area. A guest cloakroom completes the ground floor. Upstairs, there are three bedrooms, including a rear facing main bedroom with en suite shower room, plus a well appointed family bathroom.

Outside, the frontage provides driveway parking for approximately three vehicles. To the rear, the enclosed landscaped garden has been thoughtfully arranged with decked and stone patio areas, gravel borders, raised planting, outdoor power, and a cold water tap. Hilton offers local shops, schools, public houses, village amenities, parks, and regular bus links, along with convenient road access towards Derby, Burton upon Trent, the A50, A38, Toyota, and East Midlands Airport.

Entrance Hall

A welcoming entrance hall with ceramic tiled flooring, a front facing part obscure glazed composite entrance door, and radiator. The space provides a practical and attractive introduction to the home.

Lounge

12'4 x 14'6 (3.76m x 4.42m)



A comfortable front facing lounge with fitted carpet, UPVC double glazed window, and a contemporary media wall with inset electric fire. TV and telephone points are provided, along with a radiator.

Dining Room

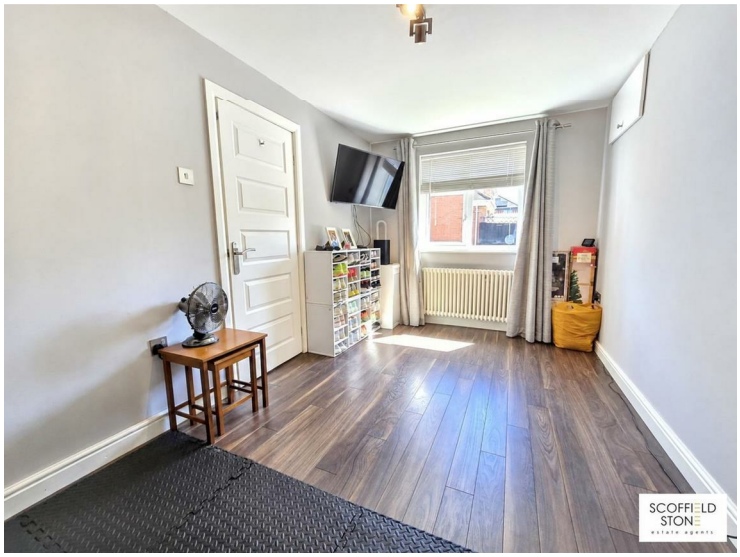
7'10 x 11'1 (2.39m x 3.38m)



A well proportioned dining room with engineered wood flooring, radiator, and rear facing UPVC double glazed door opening directly onto the garden, creating a natural connection between indoor and outdoor living.

15 Calder Close, Hilton, Derby, DE65 5HR

Reception Room
8'0 x 14'11 (2.44m x 4.55m)



A versatile additional reception room created from the former garage, offering flexible use as a family room, study, gym, playroom, or occasional bedroom, subject to individual needs. The room has wood effect laminate flooring, a front facing UPVC double glazed window, fitted wardrobes, and radiator.

Kitchen
10'6 x 11'0 (3.20m x 3.35m)



A stylish and practical kitchen fitted with a range of gloss white wall and base units, complemented by quartz effect composite worktops, tiled splashbacks, and under counter lighting. Features include ceramic tiled flooring, rear facing UPVC double glazed window, inset ceiling lights, stainless steel sink with drainer and monobloc tap, integrated double electric oven, gas hob with extractor hood, useful under stairs pantry cupboard, contemporary vertical radiator, and part under floor heating.

Utility
4'10 x 6'10 (1.47m x 2.08m)

A useful utility area with ceramic tiled flooring, rear facing part obscure glazed hardwood door to the garden, gloss wall cabinets, worktop, tiled splashbacks, and under counter space with plumbing for appliances.

Guest Cloakroom/WC
5'2 x 3'10 (1.57m x 1.17m)

A ground floor cloakroom with ceramic tiled flooring, side facing obscure UPVC double glazed window, tiled splashbacks, vanity unit with contemporary wash hand basin and chrome monobloc tap, low flush WC, and radiator.

Stairs and Landing

A carpeted staircase with wooden spindles rises to the first floor landing, where there is an airing cupboard housing the hot water cylinder and access to the roof space.

Bedroom One
8'5 x 11'11 (2.57m x 3.63m)



A rear facing double bedroom with fitted carpet, radiator, and UPVC double glazed window enjoying field views.

En Suite Shower Room
6'6 x 4'3 (1.98m x 1.30m)

The en suite shower room includes ceramic tiled flooring, side facing obscure UPVC double glazed window, inset ceiling lights, low flush WC, pedestal wash hand basin with chrome monobloc tap, shower enclosure with electric shower, and radiator.

15 Calder Close, Hilton, Derby, DE65 5HR

Bedroom Two
8'8 x 9'0 (2.64m x 2.74m)



A front facing bedroom with wood effect laminate flooring, UPVC double glazed window, fitted wardrobe, and radiator.

Bedroom Three
6'5 x 8'6 (1.96m x 2.59m)



A rear facing bedroom with wooden flooring, UPVC double glazed window, fitted wardrobes, and radiator.

Bathroom
6'1 x 6'0 (1.85m x 1.83m)



A well appointed family bathroom with ceramic tiled flooring, front facing obscure UPVC double glazed window, inset ceiling lights, stylish tiled splashbacks, vanity unit with contemporary wash hand basin and chrome monobloc tap, low flush WC, and bathtub with chrome mixer tap, shower attachment, and electric shower over. A radiator completes the room.

Outside

Frontage and Driveway
The front of the property is laid to hardstanding, with a combination of tarmacadam and block paving providing off road parking for approximately three vehicles.

Rear Garden





The rear garden is enclosed and attractively landscaped, offering a choice of decked patio, stone patio, decorative gravel borders, and raised planting areas. A gated side passage leads to the front of the property, with an outside cold water tap and external power socket also provided.

Material Information
Verified Material Information

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

15 Calder Close, Hilton, Derby, DE65 5HR

The building
Detached house, standard brick and block construction
3 bedrooms, 2 bathrooms, 3 receptions
Accessibility adaptations: None
Loft access: no
Outside areas: Rear garden

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing and underfloor heating
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone ok, Three good, EE great
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

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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/MDj8MKrTAcr9Xhe8jmF6MY/view

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: £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.

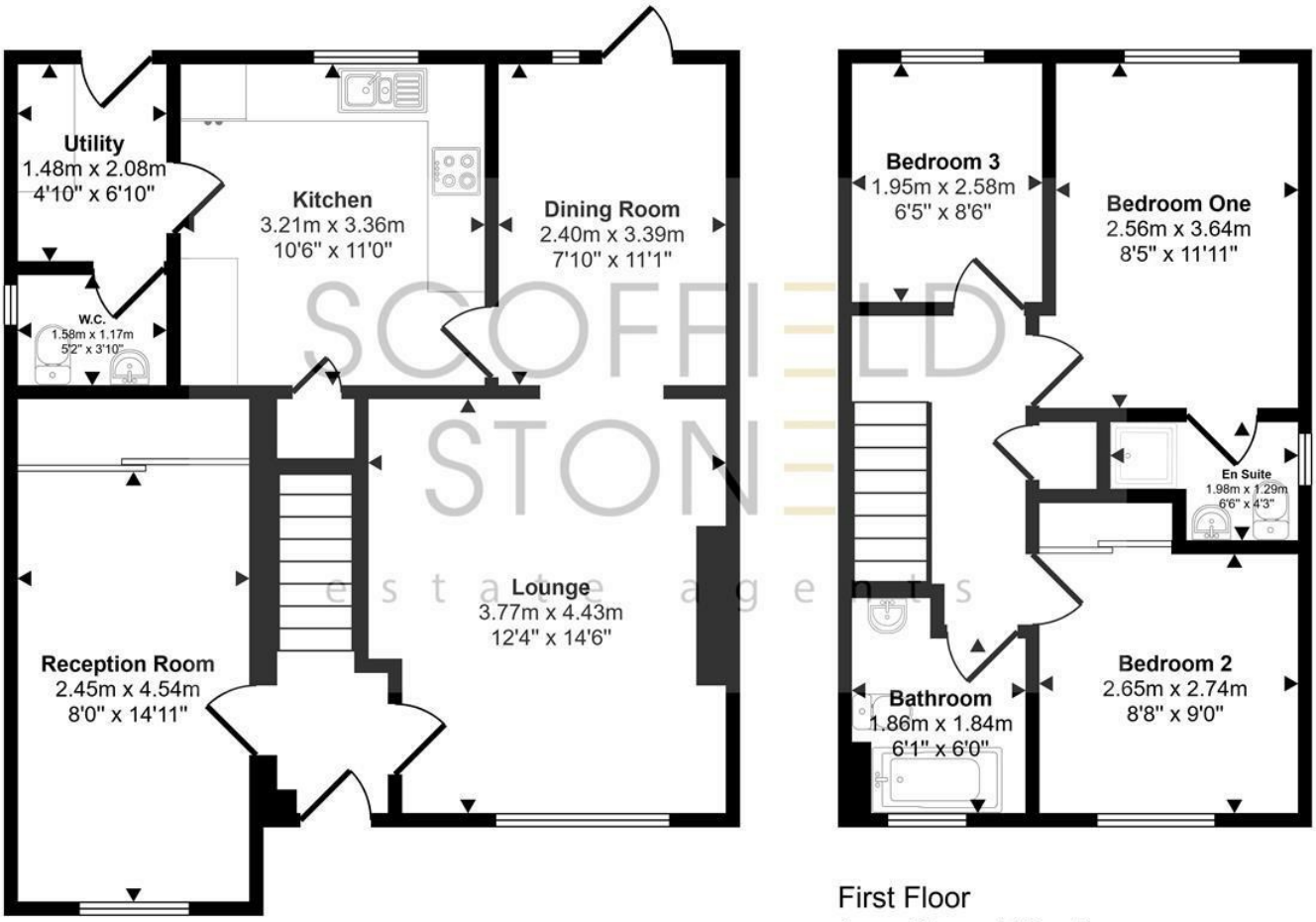
Location / what3words

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

Approx Gross Internal Area
99 sq m / 1062 sq ft

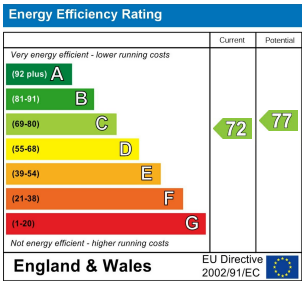


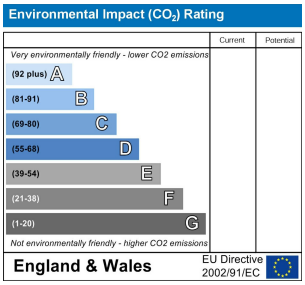
Ground Floor
Approx 61 sq m / 662 sq ft

First Floor
Approx 37 sq m / 400 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.







Hilton Office
Unit 6, Neighbourhood Centre
Witham Close,
Hilton, Derby DE65 5JR

t: Sales 01283 777100
t: Lettings 01332 511000
e: info@scoffieldstone.co.uk
w: **www.scoffieldstone.co.uk**

Co Reg No. 8975758 VAT No. GB186513980