SCOFFIELD STONE
estate agents

(R), 14 Halifax Close, Hilton, Derby, Derbyshire, DE65 5HH

£750

Available beginning of August. Scoffield Stone are delighted to offer 'To Let' this beautifully presented three bedroom detached property situated in this much sought after residential village within the renowned John Port Academy catchment area. The property is situated at the end of a cul de sac and benefits from private gardens and detached brick built garage. To the ground floor is reception hallway, guest cloakroom/ wc, sitting room, sizeable conservatory, fully fitted kitchen with integral appliances and breakfast bar. To the first floor are three bedrooms, master bedroom en suite and family bathroom. Outside is driveway with garage, lawned front garden and lawned private rear garden. Let Unfurnished. Sorry No Pets. EPC Rating: D (64) Deposit: £865. (Which includes holding deposit £170.

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Canopied Storm Porch
To:

Entrance Hallway
Having Upvc double glazed door with decorative lead light panels, radiator, deep under stairs storage cupboard and Upvc double glazed window to side aspect.

Guest Cloakroom/ WC

Having two piece suite comprising; low centre flush wc, wash hand basin with chrome designer hot and cold taps set into vanity unit, complementary ceramic tile splash backs, radiator, spot lights to ceiling, vinyl tile effect flooring, Upvc obscure double glazed window to front aspect and solid Oak entrance door.

Sitting Room
14'9" x 10'2" (4.5 x 3.1)

Having solid Oak entrance door, Adam's style fire surround with marble hearth and matching back plate, inset gas coal effect living flame fire, coving to ceiling, TV point, radiator, Upvc double glazed window to front aspect and Upvc double glazed sliding patio doors to:

Conservatory
9'10" x 8'10" (3 x 2.7)

Having solid Oak flooring with under floor heating, open brick walls, custom fitted roof blinds, vertical blinds to windows, ceiling fan light and Upvc double glazed windows with Upvc double glazed French doors giving views and access to rear garden.

Fully Fitted Breakfast Kitchen
14'5" x 9'6" (4.4 x 2.9)

Having modern stylish kitchen with a range of high gloss cream wall, base and drawer units with brushed nickle handles, butchers block wooden working surfaces, complementary wood effect splash backs, contrasting Spanish ceramic tile flooring, inset stainless steel sink top with side drainer, vegetable preparation bowl, hot and cold mixer tap, inset stainless steel fan assisted electric oven, integral microwave, inset ceramic hob, custom glass splash back, designer stainless steel extractor hood above, integral washer dryer, integral fridge freezer, integral dishwasher, plinth heater, breakfast bar with four matching stools, radiator, halogen spotlights to ceiling, solid Oak entrance door, Upvc double glazed window to front aspect and Upvc double glazed window to rear aspect.

Inner Hallway
Having solid Oak double glazed door giving access to rear garden.

First Floor Landing
Having turned spindle bannister. Access to loft space with pull down loft ladders.

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Master Bedroom
10'9" x 9'6" (3.3 x 2.9)

Having solid Oak entrance door, a range of fitted wardrobes with sliding doors providing ample hanging rail and shelving space, radiator and Upvc double glazed window to rear aspect.

Shower Room En Suite

Having contemporary two piece suite comprising; pedestal wash hand basin with chrome hot and cold designer mixer tap, set into vanity unit with mirror, down lighters, built in display shelving with storage and single shower unit with mains fed chrome shower, folding glass shower screen, complementary ceramic tile splash backs, chrome heated towel rail and Upvc obscure double glazed window to front aspect.

Bedroom Two
10'2" x 8'2" (3.1 x 2.5)

Having solid Oak entrance door, two over stairs storage cupboards, radiator and Upvc double glazed window top rear aspect.

Beroom Three
7'2" x 6'2" (2.2 x 1.9)

Having solid Oak entrance door, radiator and Upvc double glazed window to front aspect.

Family Bathroom

Having solid Oak entrance door, contemporary white three piece suite comprising; low flush wc, pedestal wash hand basin with chrome hot and cold monobloc tap, P shaped panel bath with chrome hot and cold taps, electric shower over bath with curved glass shower screen, complementary ceramic tile splash backs, coving to ceiling, chrome heated towel rail, wall mounted fan heater, shaving socket and Upvc opaque double glazed window to front aspect.

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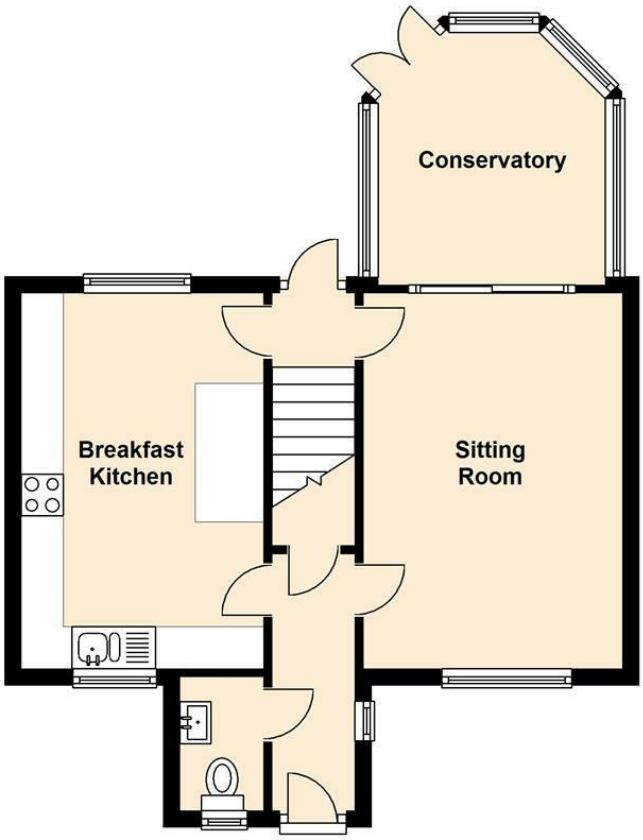
Outside

The property is situated at the end of a secluded and private cul de sac with tarmac driveway leading to detached single garage having up and over door, light and side personal door, a curved pathway leads to both sides of the property where the rear can be accessed through wooden gates, bin storage area and pathway to front entrance door.
To the rear of the property is a private fully enclosed rear garden which is laid mainly to shaped lawn with sun terrace patio area, planted shrub borders with raised brick built flower borders, timber potting shed and cold water tap.

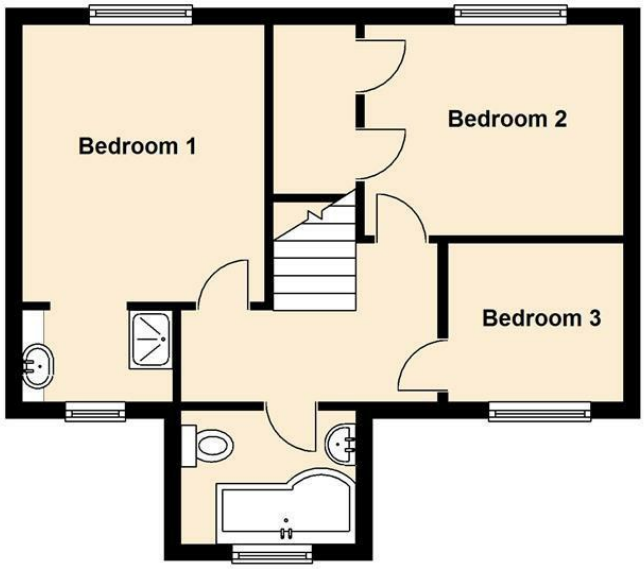
Disclaimer

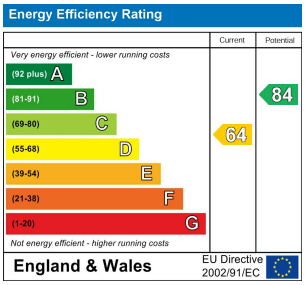
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

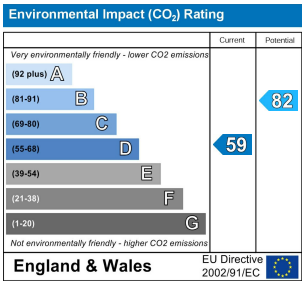
Ground Floor



First Floor







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