



10 Dee Close, Hilton, Derby, DE65 5BQ

£1,150 PCM

Scofield Stone are delighted to bring to the market a splendid end of terrace town house available to let. This property boasts four bedrooms, two bathrooms, a reception room, and a kitchen. Located conveniently near public transport links, it's ideal for families. Extra features include parking and a single garage. A viewing is highly recommended.

EPC rating: C Council Tax Band: D Deposit: £1,325 and a holding deposit of £265 (which goes towards the first months rent)

Full Summary

Presenting a splendid end of terrace townhouse available for let, perfectly situated with easy access to public transport links. This property is an ideal choice for families seeking a blend of comfort and convenience. The property boasts a generous layout with four tastefully appointed bedrooms, providing ample space for every member of the family.

The house features a single, well-equipped kitchen, perfect for home cooking and family meals. The kitchen is designed with functionality in mind, ensuring that the culinary enthusiast in your family will feel right at home.

Additionally, the property comes with two spacious bathrooms, providing sufficient facilities for a large family or for hosting guests.

The living area comprises one large reception room, offering a comfortable space for family gatherings, entertaining guests, or simply unwinding. The reception room is designed with a focus on comfort and relaxation, making it the perfect space for creating cherished family memories.

Moreover, one of the unique features of this property is its parking facility complemented with a single garage. This feature provides the convenience of secure off-street parking, a rare find in this location.

With its unique features and ideal location, this end of terrace town house is an excellent choice for families looking for a spacious and conveniently located home. Book a viewing today and step into your future home.

Front Porch

Tarmac steps leading to pathway to front door, storage cupboard, front small outdoor area is gravelled to the side.

Hallway



Radiator, neutrally decorated walls, composite front door with obscured glass and brand handles, standard pendant light fitting, laminate flooring and mains fuse box, wooden panelled doors

leading to the kitchen, understairs cupboard, guest cloakroom and lounge. Honeywell central heating thermostat and smoke alarm. Understairs storage cupboard, with wooden door and brass handles, carpet to floor, neutrally painted walls, wooden shelving and coat hook baton attached the inside of the door.

Kitchen

12'1" x 6'2" (3.689 x 1.893)



Tiled flooring with part neutrally decorated walls and part tiled walls, rolled edged mottled worktop, stainless steel sink with swan neck hot and cold mixer taps. A great selection of white kitchen wall and base units with matching drawer sets, standard spot light fitting, uPVC double glazed window, space for fridge freezer and space and plumbing access for washing machine and dishwasher. Integrated electric oven, hob and extractor fan, central heating boiler and wooden panelled door with brass handles

Guest Cloakroom

6'2" x 3'4" (1.904 x 1.029)



Pebble and concrete flooring, neutrally decorated walls, white wc, basin with hot and cold taps, radiator, standard spot light fitting, extractor fan and wooden panelled door with brass handles.

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Lounge

12'10" x 14'10" (3.929 x 4.532)



Wooden flooring and neutrally decorated walls, radiator, TV socket, 2 standard pendant light fittings, wooden panelled door with brass handles and uPVC double glazed windows and French doors leading to the rear garden.

Rear Garden



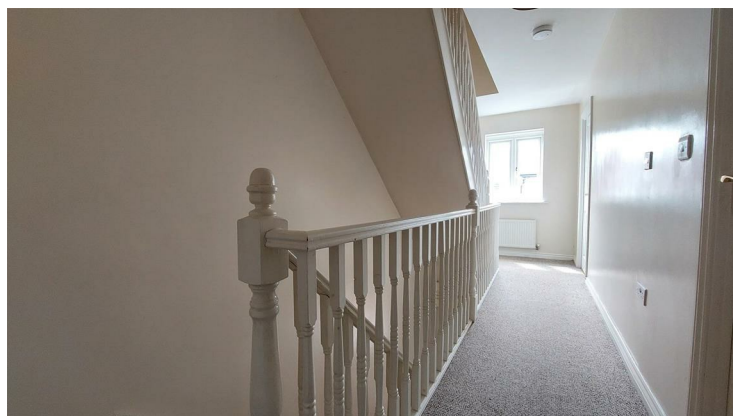
Low maintenance enclosed rear garden with grey slate, to ground, rear gate access to single garage and allocated parking.

Garage



Single garage with up and over garage door, power to garage and allocated parking space located in front of the garage.

First floor stairs and landing



Wooden banister and spindles with carpet to stairs and landing, walls painted neutrally. Standard pendant light fitting and smoke alarm. Wooden panelled doors with brass handles leading to Bedroom three, family bathroom and bedroom four.

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Bedroom Three

12'10" x 11'11" (3.934 x 3.638)



Neutrally decorated walls, karndean flooring, radiator, uPVC double glazed window, tv sockets and standard sockets and light switch. Standard pendant light fitting.

Bedroom Four

11'10" x 6'3" (3.629 x 1.906)



Karndean flooring and walls decorated neutrally. Standard electric sockets and light switch and tv socket. Light fitting is pendant fitting, radiator, uPVC double glazed window and wooden panelled door with brass handle.

Family Bathroom



karndean flooring and part neutrally decorated walls and part tiled walls. white bathroom suite comprises wc, bath and basin with hot and cold taps, mixer mains shower bar with riser rail and shower hose and head over bath with glass shower screen. Radiator, extractor fan standard pendant light fitting and wooden panelled door with brass handles.

Second floor stairs and landing

Wooden banister and spindles with carpet to stairs and landing, walls painted neutrally. Standard pendant light fitting and smoke alarm. Wooden panelled doors with brass handles leading to Bedroom One and Two.

Bedroom One

15'2" x 12'11" (4.628 x 3.942)



Decorated neutrally throughout with karndean flooring, uPVC double glazed window, radiator, standard light fitting and electric sockets and switches. Built-in wardrobes with shelving and hanging rails and wooden panelled door with brass handles.

En-suite shower room



Continuation of karndean flooring, part tiled and painted neutrally. Bathroom suite comprises White basin with hot and cold taps, wc, and double shower cubical with mains shower, head, hose and riser rail. Extractor fan, radiator, standard pendant light fitting and wooden panelled door with brass handles.

Bedroom Two

9'5" x 12'5" (2.895 x 3.792)



Neutrally decorated walls and karndean flooring, and wooden panelled door with brass handles, radiator, uPVC double glazed window, standard pendant light fitting, standard electric sockets and switch and tv socket, built-in storage cupboard with wooden panelled door with brass handles housing the water tank and has shelving.

Material Information

Verified Material Information

Monthly rent: £1,150

Council tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: C

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.

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Good

Parking: Off Street, Garage, and Garage En Bloc

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: No

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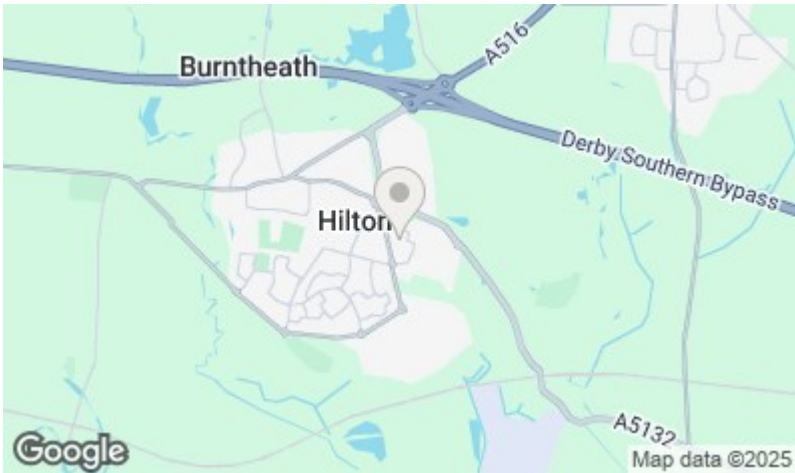
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers

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 03/2021 (Hilton)

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very 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	



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

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

Co Reg No. 8975758 VAT No. GB186513980