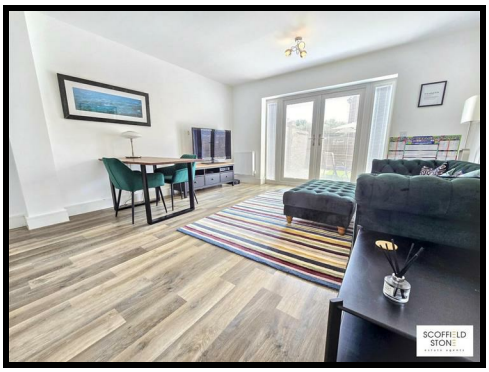
SCOFFIELD STONE
estate agents



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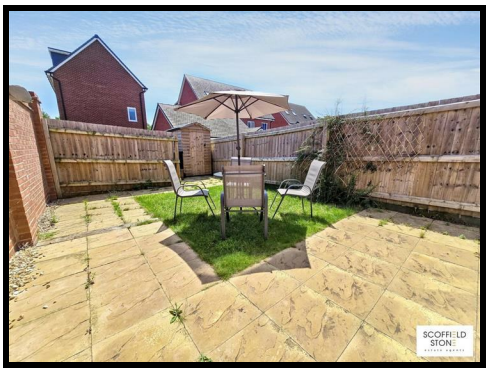
estate agents
Let by



28 Packington Road, Hilton, Derby, Derbyshire, DE65 5PZ

£1,300 PCM

Scoffield Stone are pleased to offer To Let this three bedroom end terraced property, situated very closely to the Mease Woodland nature walk at the south of the village. The property is very well presented throughout and benefits from a number of key features to include, but not limited to; double driveway parking; open plan lounge/diner with French doors onto garden; master bedroom with en suite shower. An internal inspection is highly recommended in order to appreciate the size and quality of the accommodation on offer.

EPC rating: (B) Council tax band: (C) Deposit £1500, and a holding deposit of £300 which will go towards the successful applicants first month rent.

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

28 Packington Road, Hilton, Derby, Derbyshire, DE65 5PZ

FULL DESCRIPTION

Nestled in the charming village of Hilton, Derby, this delightful end-terrace house on Packington Road offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The layout includes a welcoming reception room, perfect for relaxing or entertaining guests, and two modern bathrooms that provide ample facilities for busy mornings.

The house is designed to maximise space and light, creating a warm and inviting atmosphere throughout. The kitchen is functional and well-equipped, making it a joy to prepare meals. Each bedroom is spacious, allowing for personalisation and comfort, while the bathrooms are fitted with contemporary fixtures.

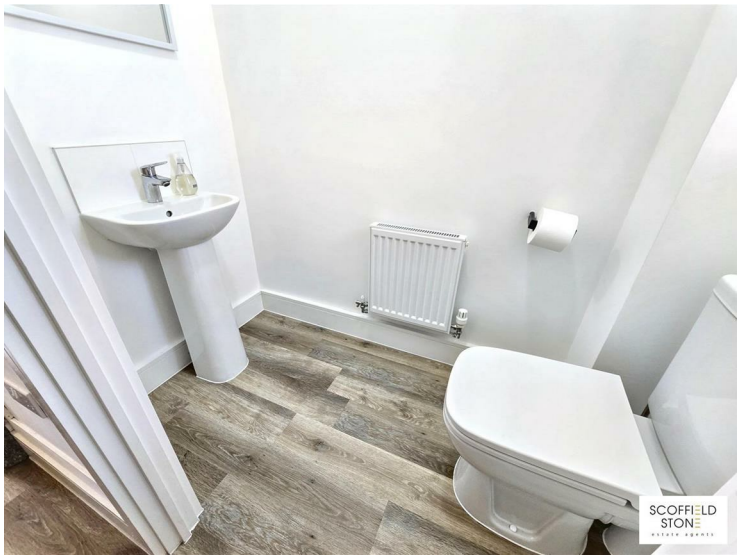
Outside, the property benefits from parking for two vehicles, a valuable feature in this sought-after area. The location is particularly appealing, with local amenities, schools, and parks within easy reach, making it a wonderful place to call home.

This end-terrace house on Packington Road is not just a property; it is a lifestyle choice, offering a peaceful retreat while remaining connected to the vibrant community of Hilton. Whether you are a first-time buyer or looking to settle down in a friendly neighbourhood, this home is sure to meet your needs. Do not miss the opportunity to view this charming residence.

Entrance Hall

A welcoming entrance hall finished with attractive wood effect LVT flooring and a fresh neutral decorative scheme. The composite front entrance door opens into a smart first impression, enhanced by wall panelling and a radiator.

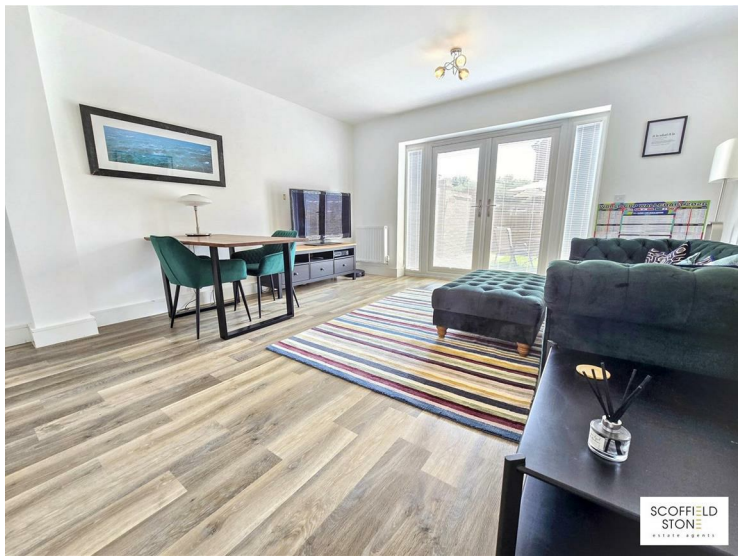
Guest Cloakroom



A useful ground floor cloakroom, well presented with wood effect LVT flooring and neutral decor. Features include a front facing obscure UPVC double glazed window, low flush WC, pedestal wash hand basin with chrome monobloc tap and tiled splashback, plus a radiator.

Lounge/Diner Area

14'0" x 16'0" (4.28 x 4.90)



A bright and sociable living and dining space, beautifully presented with wood effect LVT flooring and neutral decor. French doors open directly onto the rear garden, creating a lovely connection between the indoor and outdoor areas. The room also includes under stairs storage, TV and telephone points, and two radiators.

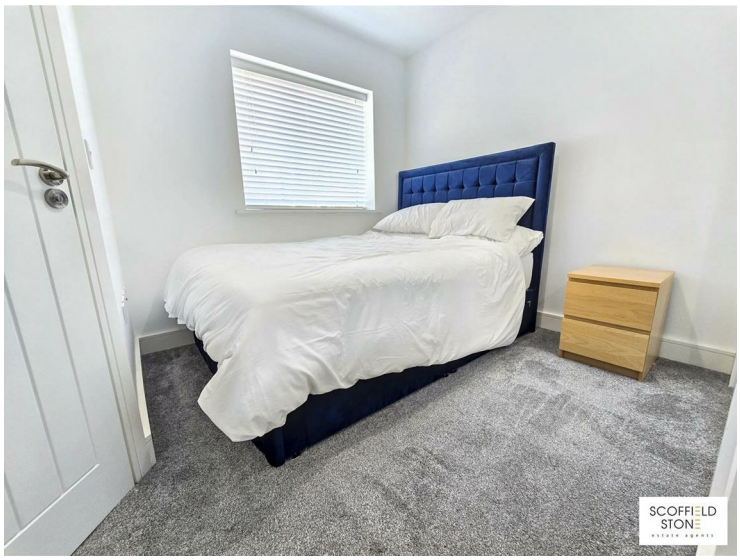
Kitchen Area

6'7" x 11'10" (2.02 x 3.63)

The kitchen is stylishly fitted with shaker style wall and base units, complemented by wood effect worktops and a stainless steel sink with drainer, vegetable preparation bowl and chrome monobloc tap. A front facing UPVC double glazed window brings in natural light, while integrated appliances include an electric oven, gas hob and chimney style extractor hood. The space is completed with wood effect LVT flooring, neutral decor, a radiator and wall mounted gas combination boiler.

Stairs/Landing
A neatly presented staircase and landing area, carpeted and neutrally decorated, with a wooden spindle balustrade, decorative wall panelling and access to the roof space.

Bedroom One
8'3" x 8'2" (2.53 x 2.51)

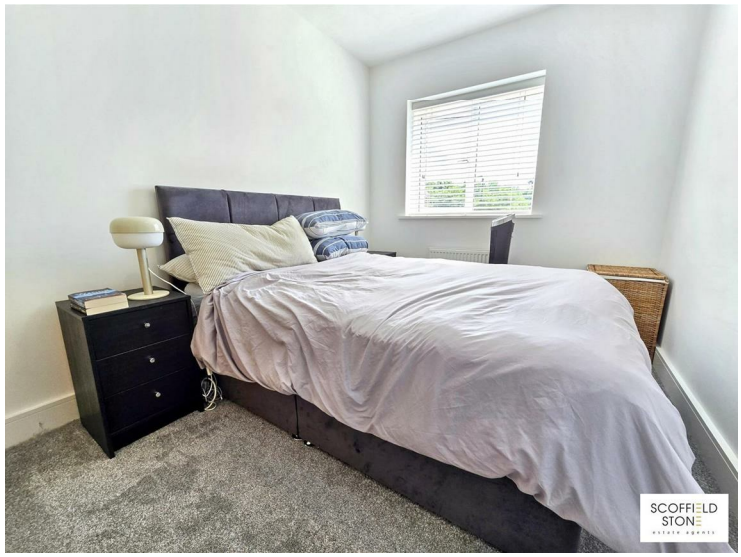


A well proportioned principal bedroom with a front facing UPVC double glazed window, fitted wardrobes and useful over stairs storage. The room is carpeted and neutrally decorated, with TV and telephone points and a radiator.

En Suite Shower Room
4'5" x 5'11" (1.36 x 1.82)

The en suite shower room offers practical modern convenience, comprising a shower enclosure with electric shower, pedestal wash hand basin with chrome monobloc tap and low flush WC. Additional features include ceramic tile effect cushion flooring, tiled splashbacks, a heated towel rail, shaving point and front facing obscure UPVC double glazed window.

Bedroom Two
8'0" x 11'8" (2.44 x 3.58)



A comfortable double bedroom, positioned to the rear of the property with a UPVC double glazed window overlooking the garden. The room is carpeted, neutrally decorated and includes a radiator.

Bedroom Three
5'7" x 10'9" (1.72 x 3.29)

A versatile third bedroom, ideal as a child's room, guest room or home office. Positioned to the rear with a UPVC double glazed window, the room is carpeted and neutrally decorated, with a telephone point, radiator and over stairs storage cupboard.

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Bathroom
7'1" x 5'5" (2.16 x 1.67)

The family bathroom is finished in a clean, neutral style and includes a bathtub with chrome mixer tap and shower attachment, low flush WC and pedestal wash hand basin with chrome monobloc tap. Further benefits include ceramic tile effect cushion flooring, tiled splashbacks, a heated towel rail, shaving point and side facing obscure UPVC double glazed window.

OUTSIDE

Frontage

To the front, the property is approached via a small lawned garden, which continues neatly along the side of the home.

Driveway

Driveway parking is provided to the rear for two cars.

Rear Garden

The rear garden is enclosed and private, offering a paved patio area for outdoor seating and a lawned section for everyday enjoyment. Practical additions include an outside cold water tap, outdoor power socket, shed and side gate access.

Material Information
Verified Material Information

Costs and tenure
Tenure: Freehold
Council tax band: C
EPC rating: B
Monthly rent: £1,300

The building
End-terrace house, standard construction
3 bedrooms, 2 bathrooms, 1 reception

Accessibility adaptations: None

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 ok, Vodafone ok, Three ok, EE good
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
Title register restrictions (DY563332):
- The owner cannot sell or lease the property without a certificate from Hilton Valley Estate Management Company Limited. This confirms that the estate service charges (fees for maintaining shared areas) are up to date.
- There are restrictive covenants (rules that limit how the land can be used) contained in several previous transfer documents dated 2002, 2016, 2018, and 2020.
- The owner must follow specific rules regarding boundary structures, such as fences or walls, as mentioned in the 2020 transfer.
- There is a standard restriction that requires the lender's consent to sell the property, which is a normal part of having a mortgage and will be resolved when the mortgage is paid off on completion.
Long-term flood risk: yes — River and sea flooding risk: Low; Surface water flooding risk: Very Low; Reservoir flooding risk: At risk; Groundwater flooding risk: Unlikely

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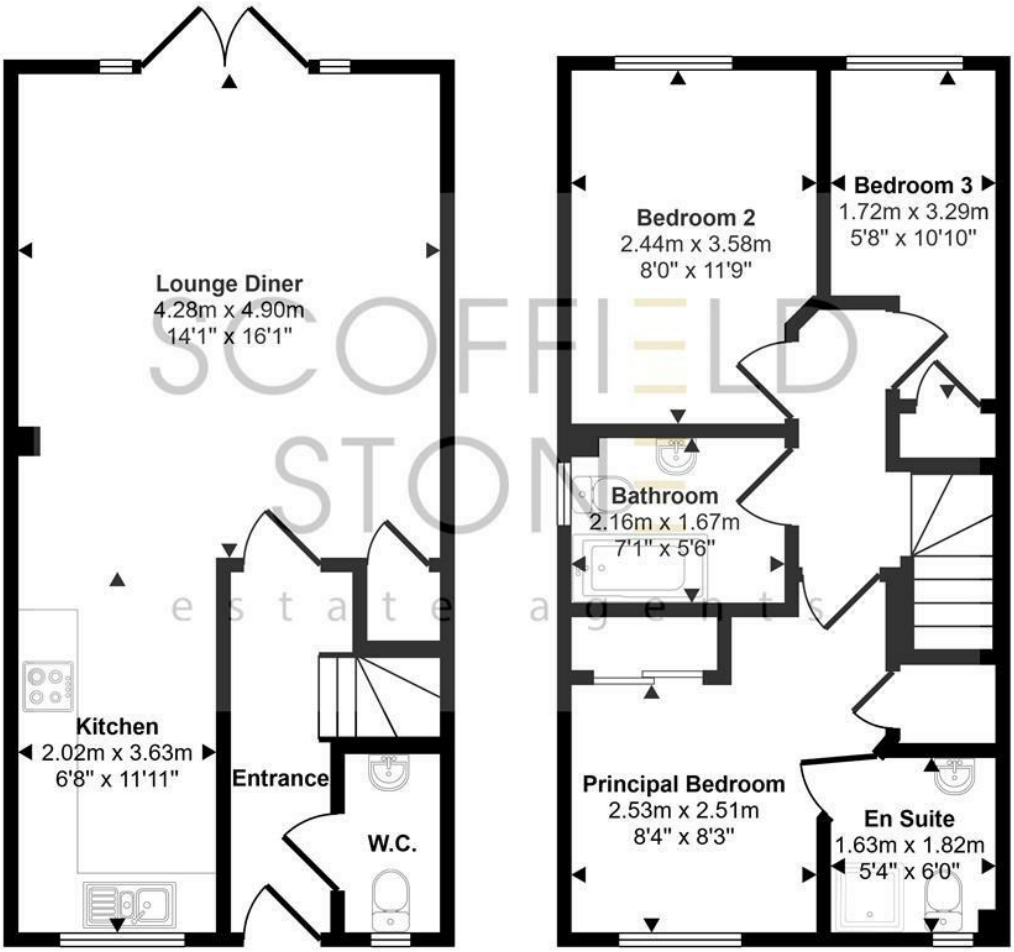
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

What3Words
what3words: ///baseless.offshore.kinder

Optional Extras
A selection of appliances and furnishings may be available by separate enquiry.

Disclaimer 03/2021
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.

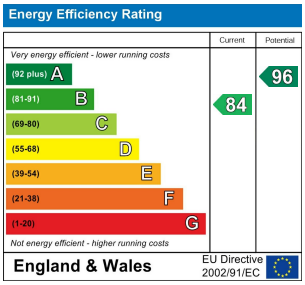
Approx Gross Internal Area
75 sq m / 807 sq ft

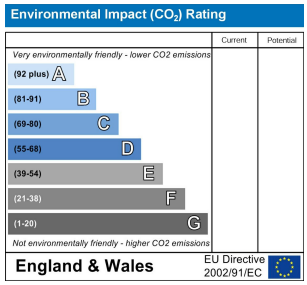


Ground Floor
Approx 37 sq m / 402 sq ft

First Floor
Approx 38 sq m / 405 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.





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