



51 Blackbrook Road, Hilton, DE65 5QP

£1,100 PCM

A well presented three storey terraced home in a modern Hilton cul de sac, offering three double bedrooms, a fitted kitchen diner, guest cloakroom, enclosed low maintenance rear garden and driveway parking for two vehicles. A smart rental choice in a popular South Derbyshire village location.

Council Tax band: C, EPC rating: B, Deposit: £1,265 and a holding deposit of £250 which will go towards the successful applicant's first months rent.



Sales: 01283 777100
Lettings: 01332 511000

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Summary Description

Located in a cul de sac position within a nearly new Persimmon development on the southern edge of Hilton, this three storey terraced home offers well planned accommodation that will appeal to tenants looking for space, practicality and a convenient village setting. The property includes three genuine double bedrooms, a comfortable lounge, a fitted kitchen diner with French doors opening onto the rear garden, a ground floor guest cloakroom and driveway parking for two vehicles to the front.

The layout is arranged over three floors, giving the home a flexible feel that works well for professional tenants, couples or families. The lounge has useful under stairs storage, while the kitchen diner provides a good range of fitted units, integrated cooking appliances and space for everyday dining. On the first floor are two double bedrooms and the family bathroom, while the top floor is dedicated to the principal bedroom, creating a degree of privacy and separation from the rest of the home. Outside, the rear garden is enclosed and designed for low maintenance, with paved and decked patio areas, a cold water tap, a small shed and gated access for bins.

Hilton remains one of South Derbyshire's most popular village locations thanks to its strong range of local amenities, including shops, pubs, cafes and everyday services. There is access to well regarded local schooling for a range of ages, along with pleasant nearby countryside walks. For commuters, the property is well placed for road links including the A50, A38 and M1, giving straightforward access towards Derby, Burton upon Trent, Uttoxeter and beyond. This is a smart and practical rental home in a modern Derbyshire village location.

Entrance to:-

Lounge

11'6" x 14'6" (3.52m x 4.43m)



Carpeted, front aspect part obscure composite main entrance door, front aspect uPVC double glazed window, carpet matwell to entrance, tv and telephone points, under stairs storage, radiator.

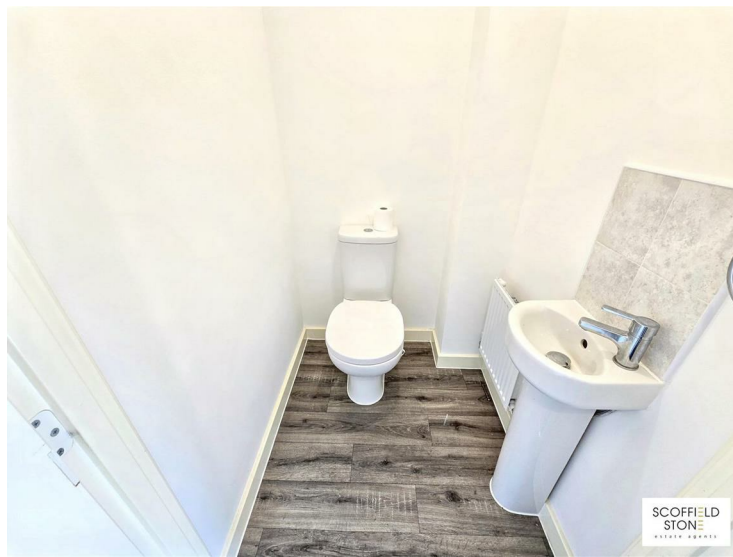
Kitchen/Diner

11'6" x 7'3" (3.51m x 2.23m)



Having wood effect cushion flooring, rear aspect uPVC double glazed window, rear aspect uPVC double glazed French doors to garden, fitted wall and floor units to gloss white with stone effect roll edge worktops, inset stainless steel sink with drainer, vegetable preparation and chrome monobloc tap, integrated electric oven with gas hob over and chimney style extractor hood, under counter space and plumbing for appliances, wall mounted gas combination boiler, decorative wall panelling, radiator.

Guest Cloakroom/WC



Having wood effect cushion flooring, low flush wc, pedestal wash hand basin with chrome monobloc tap and tiled splashback, radiator.

Stairs/Landing One

Carpeted, wooden spindle staircase, radiator.

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Bedroom Two

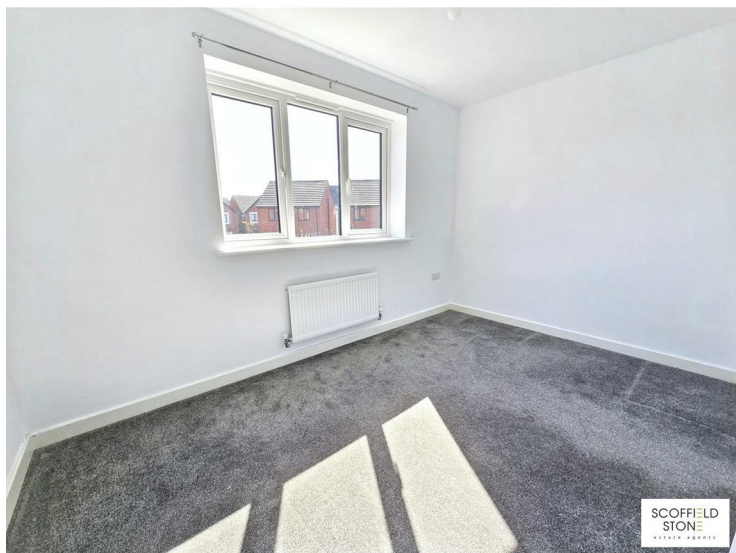
11'8" x 10'1" (3.57m x 3.08m)



Carpeted, two front aspect uPVC double glazed windows, radiator.

Bedroom Three

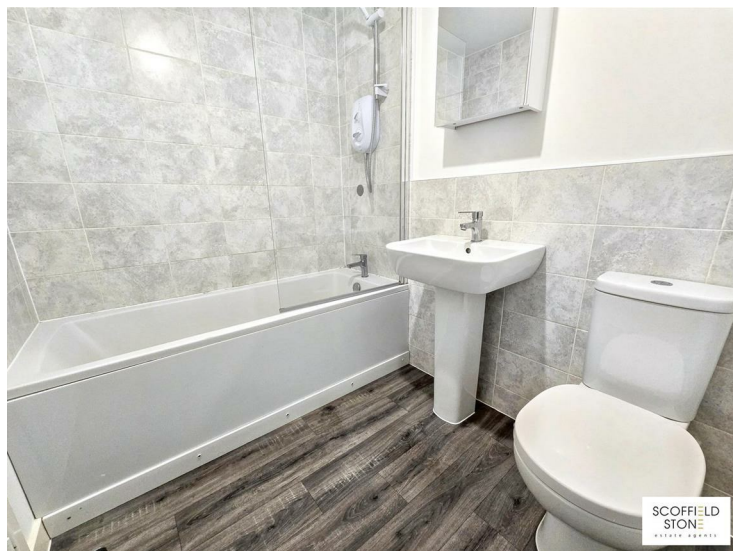
11'7" x 7'7" (3.55m x 2.33m)



Carpeted, rear aspect uPVC double glazed window, radiator.

Bathroom

5'4" x 7'9" (1.65m x 2.38m)



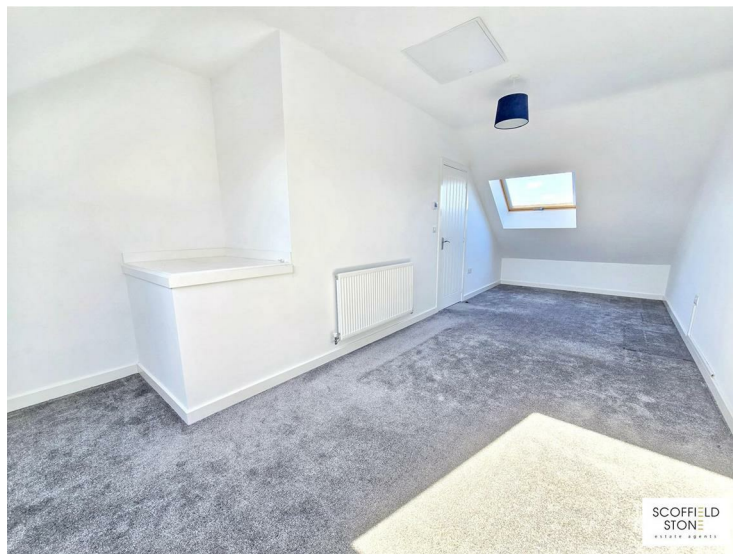
Having wood effect cushion flooring, low flush wc, pedestal wash hand basin with chrome monobloc tap, bathtub with chrome monobloc tap and electric shower over, tiled splashbacks, radiator.

Stairs/Landing Two

Carpeted, wooden spindle staircase, large walk storage cupboard.

Principal Bedroom

11'6" x 27'5" (3.52m x 8.37m)



Carpeted, front and rear aspect wooden framed Velux rooflights, radiator, access to roof space.

OUTSIDE

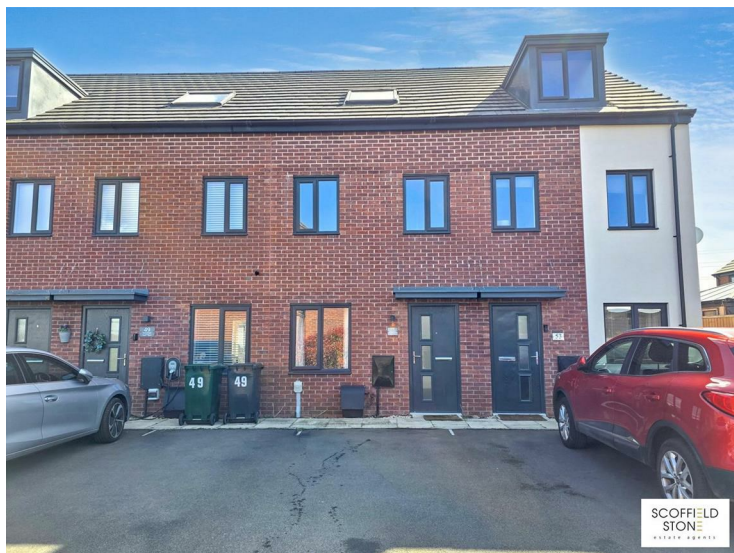


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Frontage and Driveway



Car parking for two vehicles is found to the front of the property.

Rear Garden



Accessed via kitchen/diner you will find a modest, enclosed and low maintenance patio garden with paved and decked patio. Cold water tap. Small plastic shed. A gate allows bin access to the front of the property.

Material information

Verified Material Information

Monthly rent: £1,100

Council Tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: B

Number and types of room: 3 bedrooms, 1 bathroom, 1 reception

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 - OK, Vodafone - OK, Three - OK, EE - Good
Parking: Allocated and Driveway
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: Yes
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

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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.

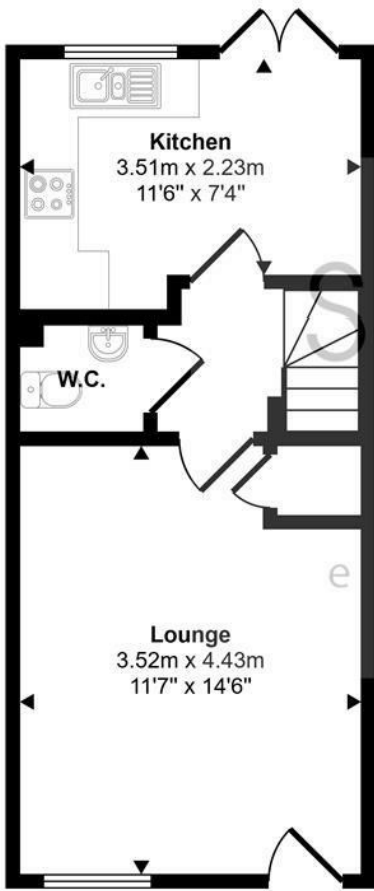
Disclaimer 03/2021 (Hilton)

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.

Location/What3Words

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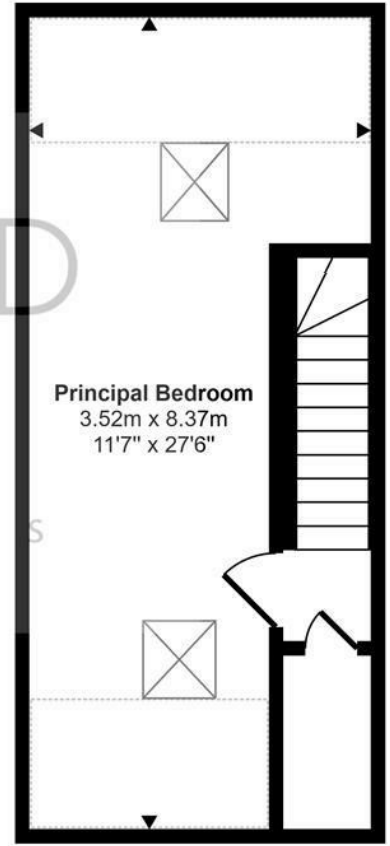
Approx Gross Internal Area
89 sq m / 957 sq ft



Ground Floor
Approx 30 sq m / 318 sq ft



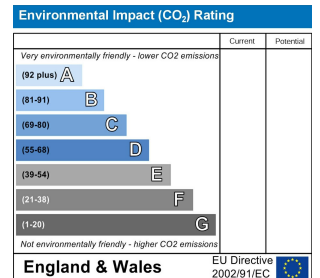
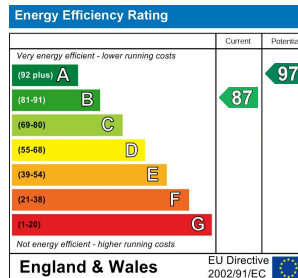
First Floor
Approx 30 sq m / 322 sq ft



Second Floor
Approx 30 sq m / 318 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.



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