



47 Blackbrook Road, Hilton, Derby, Derbyshire, DE65 5QP

£1,200 PCM

Introducing this delightful end of terrace property, situated in a cul de sac, in a popular location. This charming, nearly new home is in good condition and is perfect for families, sharers, first-time buyers, and investors alike. The well-presented end of terrace property offers spacious accommodation, a garden, and a location that offers easy access to amenities, schools, and green spaces.

This property is a must-see for those looking for a comfortable and convenient home.

Council Tax: C. EPC Rating: B (84) Deposit : £1380, which includes holding deposit of £270

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Summary Description

Introducing this delightful end of terrace property, situated in a cul de sac, in a popular location. This charming, nearly new home is in good condition and is perfect for families and first-time renters.

With a generous number of three double bedrooms, including a master bedroom with an en-suite, this property provides ample space for comfortable living. The bedrooms are tastefully designed, offering a relaxing atmosphere for a good night's sleep.

The well-maintained kitchen boasts a dining area and provides direct access to the garden. The garden is the ideal spot for outdoor activities or a peaceful retreat.

A bright and airy reception room provides a versatile space for entertaining or unwinding after a long day.

This property benefits from public transport links, making it convenient for commuters. Nearby schools ensure a great choice for families with children. Local amenities are within easy reach, ensuring everything you need is close by. Green spaces and walking routes nearby offer plenty of opportunities for outdoor leisure activities.

Additional features include parking facilities, ensuring convenience and peace of mind.

The property has an impressive EPC rating of B, highlighting its energy efficiency. It is placed in council tax band C.

In summary, this well-presented end of terrace property offers spacious accommodation, a garden, and a location that offers easy access to amenities, schools, and green spaces. This property is a must-see for those looking for a comfortable and convenient home.

Hilton is a charming village located in Derbyshire, England. Nestled in the beautiful countryside, it offers a peaceful and picturesque setting for residents and visitors alike. Despite its tranquil atmosphere, Hilton is well-equipped with a range of local amenities. The village boasts several shops and services, including a grocery store, a post office, and a pharmacy, ensuring that residents have convenient access to everyday essentials. There are also a few cozy pubs and restaurants where locals can enjoy a meal or socialize with friends. For outdoor enthusiasts, Hilton offers ample opportunities for exploration. The surrounding countryside is dotted with scenic walking trails, allowing residents to immerse themselves in nature and enjoy the stunning landscapes. Additionally, there are nearby parks and recreational areas for families and individuals to engage in leisure activities. Hilton is also known for its strong sense of community spirit. The village hosts various events and gatherings throughout the year, fostering a close-knit atmosphere and providing opportunities for neighbours to connect and celebrate together. In summary, Hilton in Derbyshire provides a tranquil and idyllic lifestyle with essential amenities, natural beauty, and a warm community spirit.

Entrance to:-

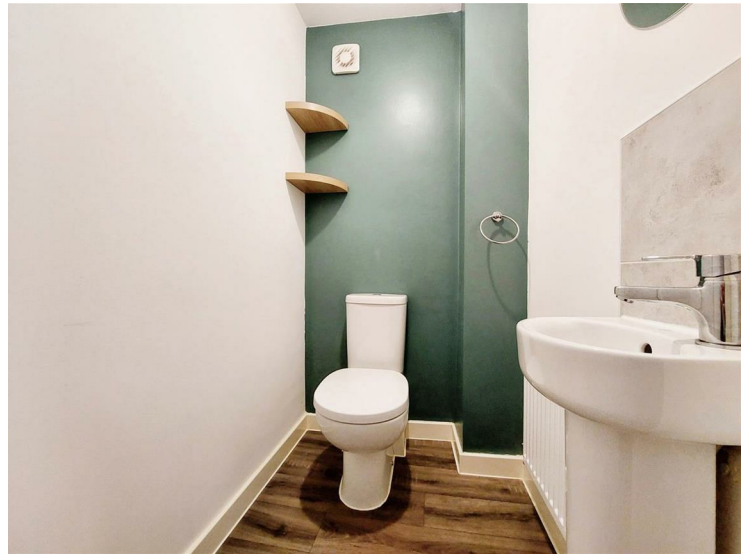
Lounge

14'7" x 11'10" (4.47 x 3.61)



Carpeted and neutrally decorated with front aspect upvc double glazed window, front aspect part obscure glazed composite main entrance door, carpet matwell, under stairs storage cupboard, tv point, radiator.

Guest Cloakroom



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

Kitchen/Diner

7'8" x 11'10" (2.35 x 3.61)



Having wood effect cushion flooring and neutral decor with rear aspect upvc double glazed window, rear aspect upvc double glazed French doors to garden, a range of fitted wall and floor units to white with stone effect roll edge worktop, under counter space and plumbing for appliances, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap, integrated electric oven with gas hob over and extractor hood, radiator.

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Stairs/Landing One

Carpeted and neutrally decorated with wooden spindle staircase, radiator, telephone point.

Bedroom Two

10'5" x 11'9" (3.18 x 3.6)



Carpeted and neutrally decorated with two front aspect upvc double glazed windows, radiator.

Bedroom Three

8'10" x 11'10" (2.71 x 3.61)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, radiator.

Bathroom



Having wood effect cushion flooring and neutral decor with side aspect obscure upvc double glazed window, tiled splashbacks, bathtub, pedestal wash hand basin with chrome monobloc tap, low flush wc, radiator.

Stairs/Landing Two

Carpeted and neutrally decorated with wooden spindle staircase, built in storage cupboard.

Bedroom One

16'10" x 8'5" (5.15 x 2.59)



Carpeted and neutrally decorated with front aspect upvc double glazed window, radiator, access to roof space.

En Suite Shower Room



Having wood effect cushion flooring and neutral decor with rear aspect wood frame rooflight, tiled splashbacks, shower enclosure with plumbed shower, low flush wc, pedestal wash hand basin with chrome monobloc tap, radiator.

OUTSIDE

Frontage and Driveway

To the front of the property you will find a Tarmacadam driveway with adequate space for parking at least two cars in tandem.

Rear Garden



Accessed via a gate from the driveway, you will find an enclosed garden with lawn.

Material Information

Council Tax Band: C

Consumer Protection: There are no declared consumer protection

issues for this property.

Mobility: There are no mobility improvements for this property.

Air Quality: Get air quality data for this address here:
<https://addresspollution.org/>

What3Words Location

///crew.young.shrug

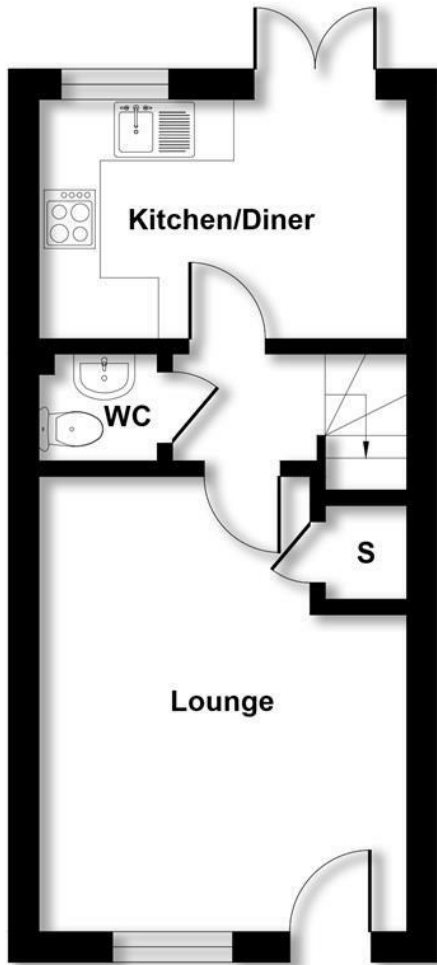
Disclaimer

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.

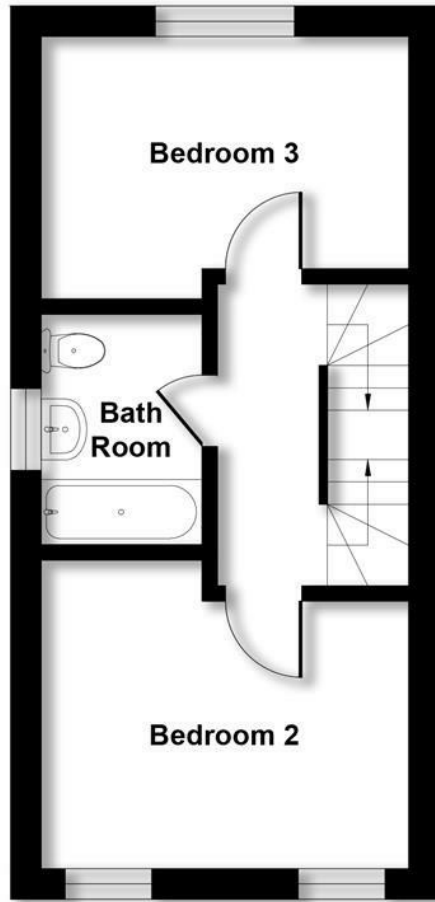


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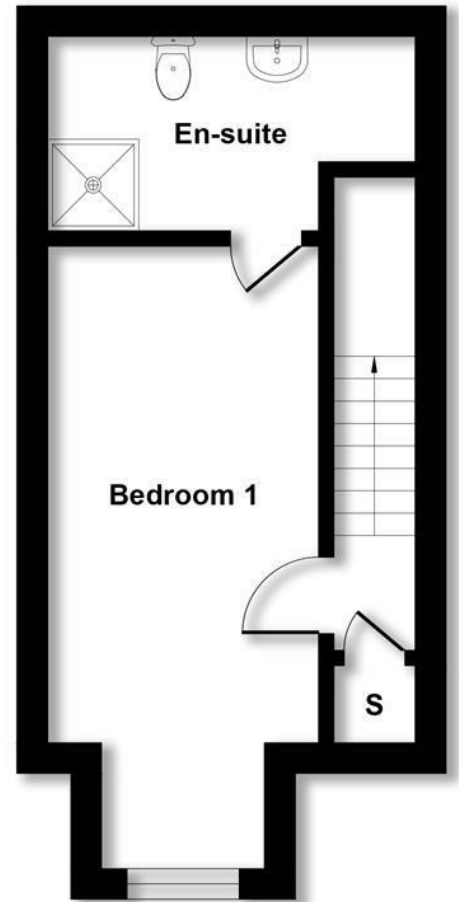
47 Blackbrook Road



GROUND FLOOR



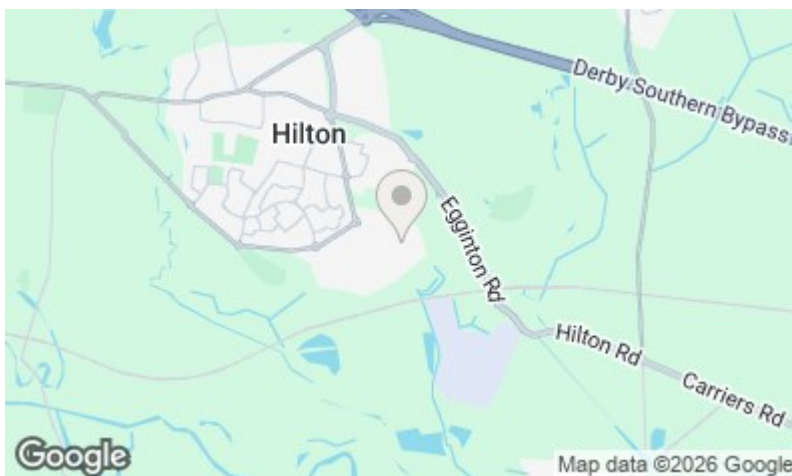
FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2023
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**SCOFFIELD
STONE**
estate agents



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(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	



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