



SCOFFIELD  
STONE



**1 Otter Street, Hilton, Derby, Derbyshire, DE65 5NS**

**£1,100 PCM**

AVAILABLE NOW - Scoffield Stone are delighted to offer 'To Let' this well presented three bedroom semi detached family home situated within easy walking distance of all local amenities and schooling. Accommodation briefly comprises; entrance hallway, guest cloakroom/ wc, spacious kitchen diner, dual aspect sitting room, added conservatory. Master bedroom with built in wardrobe, double bedroom two, single bedroom three and family bathroom. Outside there is a lawned front garden, driveway, single garage and at rear is a low maintenance astro turf garden.

EPC: C Council Tax band: C Deposit: £1260 which includes a holding deposit of £250 which will go towards the successful applicants first months rent.

### Entrance Hall

Having wood effect laminate flooring, front aspect part obscure upvc double glazed main entrance door, front aspect upvc double glazed window, telephone point, radiator.

### Lounge

9'10" x 15'10" (3.00 x 4.84)



Carpeted, front and rear aspect upvc double glazed windows, wall lights, tv and telephone points, radiator.

### Kitchen/Diner

13'5" x 15'10" (4.09 x 4.85)



Having ceramic tiled flooring, front aspect upvc double glazed window, fitted wall and floor units to cream with stone effect roll edge worktops and tiled splashbacks, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap, integrated electric oven with gas hob over and extractor hood, dishwasher, under counter space and plumbing for appliances, wall mounted gas combination boiler, radiator.

### Conservatory

11'7" x 9'5" (3.54 x 2.88)



Having ceramic tile effect cushion flooring, full upvc double glazed framework with translucent roof, radiator and electric sockets.

### Guest Cloakroom/WC



Having wood effect laminate flooring, front aspect obscure upvc double glazed window, low flush wc, wall mounted wash hand basin with chrome hot and cold taps and tiled splashback, radiator.

### Stairs/Landing

Carpeted, wooden spindle balustrade.

**Bedroom One**

18'1" x 9'2" (5.52 x 2.81)



**Bedroom Three**

6'6" x 7'7" (1.99 x 2.32)



Carpeted, two front aspect upvc double glazed windows, fitted wardrobes, tv point, radiator.

**Bedroom Two**

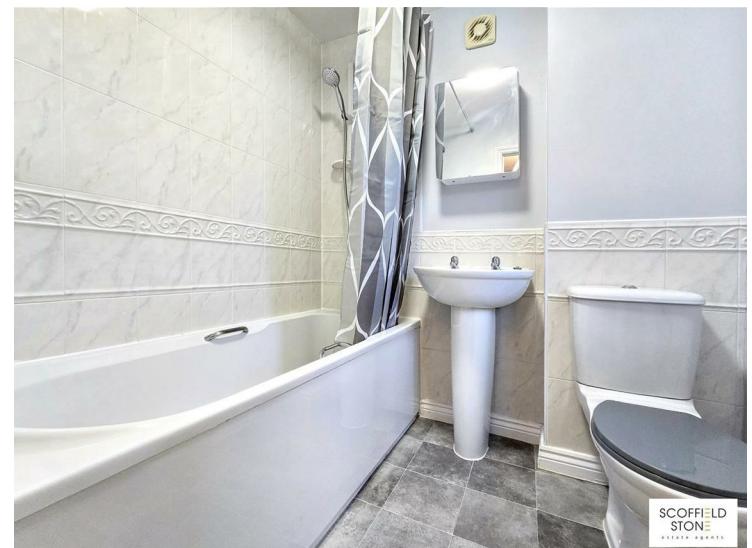
10'0" x 7'10" (3.05 x 2.41)



Carpeted, rear aspect upvc double glazed window, radiator, access to roof space.

**Bathroom**

5'10" x 6'2" (1.80 x 1.89)



Carpeted, front aspect upvc double glazed window, over stairs storage, radiator.

Having ceramic tile effect cushion flooring, rear aspect obscure upvc double glazed window, bathtub with chrome hot and cold taps, electric shower and tiled splashbacks, pedestal wash hand basin with chrome hot and cold taps, low flush wc, radiator.

**OUTSIDE**

Frontage



Driveway and Garage



At the front of the property you are greeted by a welcoming lawn with herbaceous border and tree. A paved pathway leads to the front door.

Rear Garden



An enclosed, private low maintenance garden landscaped entirely with artificial lawn.

Driveway parking for one car is found in front of the garage and accessed from Otter Street behind the house. The garage itself is a detached single garage with metal up and over door, rear personnel door, light and power.

**What3Words**

///romantics.anode.property

<https://w3w.co/romantics.anode.property>

**Material Information**

Verified Material Information

Monthly rent: £1100.00 pcm

Deposit: £1260.00

Council Tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: C

Number and types of room: 3 bedrooms, 1 bathroom, 2 receptions

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: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Garage, Driveway, and On Street

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

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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**

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.



Sales: 01283 777100  
Lettings: 01332 511000  
[www.scoffieldstone.co.uk](http://www.scoffieldstone.co.uk)

Approx Gross Internal Area  
88 sq m / 946 sq ft



#### Ground Floor

Approx 49 sq m / 529 sq ft

#### First Floor

Approx 39 sq m / 417 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		89	78
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
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@scoffieldstone.co.uk

**w:** [www.scoffieldstone.co.uk](http://www.scoffieldstone.co.uk)

Co Reg No. 8975758 VAT No. GB186513980