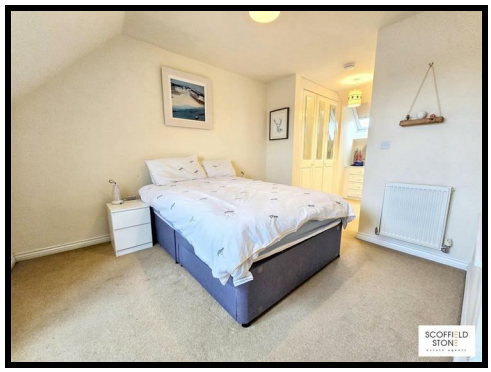
SCOFFIELD STONE
estate agents



18 Dee Close, Hilton, Derby, Derbyshire, DE65 5BQ

£1,100 PCM

Nestled in the charming area of Dee Close, Hilton, Derby, this delightful house offers a perfect blend of comfort and modern living. With a spacious reception room, this property provides ample space for both relaxation and entertaining guests. The well-appointed layout ensures that each room flows seamlessly into the next, creating an inviting atmosphere throughout.

EPC rating: B (81) Council Tax Band: C Deposit: £1,260 and a holding deposit of £250 (which goes towards the first months rent)

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

18 Dee Close, Hilton, Derby, Derbyshire, DE65 5BQ

FULL DESCRIPTION

The house boasts three generously sized bedrooms, making it an ideal choice for families or those seeking extra space for guests or a home office. Each bedroom is designed to be a tranquil retreat, allowing for restful nights and rejuvenating mornings. Additionally, the property features two bathrooms, which adds convenience for busy households and ensures that morning routines can be managed with ease.

Situated in a peaceful neighbourhood, this home benefits from a friendly community feel while still being conveniently located near local amenities. Residents can enjoy nearby parks, shops, and schools, making it a practical choice for families and professionals alike.

This property is not just a house; it is a place where memories can be made and cherished. With its appealing features and prime location, it presents an excellent opportunity for those looking to settle in a welcoming environment. Do not miss the chance to make this lovely your new home.

Ground floor hallway

Wooden flooring and neutrally decorated walls, radiator, smoke alarm, carbon alarm, heating thermostat, standard light fitting, radiator, composite front door with obscured glass panels.

Kitchen

5'11" x 11'6" (1.81 x 3.53)

Wooden flooring and part neutrally decorated walls and part tiled walls, a variety of wooden kitchen base and wall units, central heating boiler, integrated electric oven and extractor hood and gas hob. Round edged mottled worktop,, stainless steel sink, half bowl and draining board with silver mixer hot and cold taps, space for washing machine, fridge and dishwasher, UPVC double glazed window, wall heater and standard spot light fitting.

Lounge

12'9" x 17'8" (3.90 x 5.40)

Wooden flooring and neutrally decorated walls, UPVC double glazed French doors, tv socket, telephone socket, radiators, spot lights to ceiling and wooden panelled door with brass handles.

Storage cupboard

Walls decorated neutrally and wooden flooring, standard light fitting, main fuse board and a couple of coat pegs wall mounted.

Downstairs cloakroom

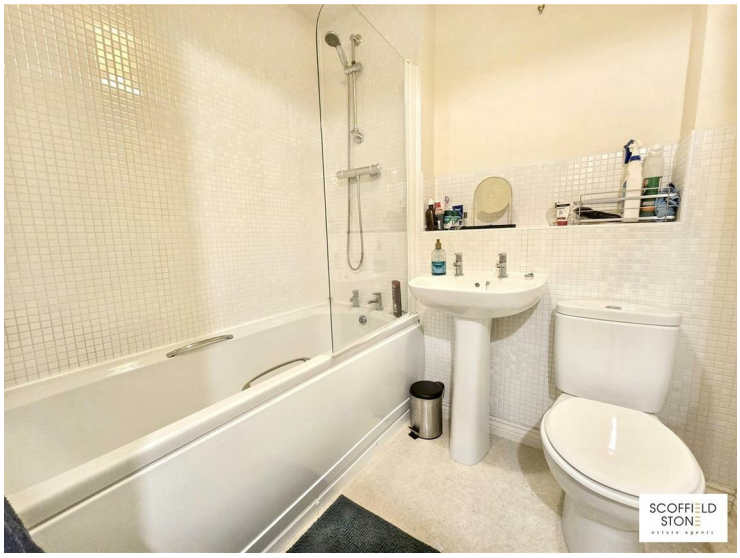
5'10" x 2'10" (1.79 x 0.88)

Continuation of hallway wooden flooring, neutrally decorated walls, radiator, standard light fitting, white basin with hot and cold taps and tiled splashback and WC. Obscured UPVC double glazed window.

First floor stairs and landing

Carpet to stairs and wooden banister and spindles, neutrally decorated walls, radiator and standard light fitting and wooden rail.

Family bathroom



Neutrally part decorated walls and part tiled walls, white bathroom suite comprises WC, bath with hot and cold taps, basin with hot and cold taps and mains shower over the bath, glass shower screen, extractor fan, standard light fitting, radiator and wooden panelled door with brass handles

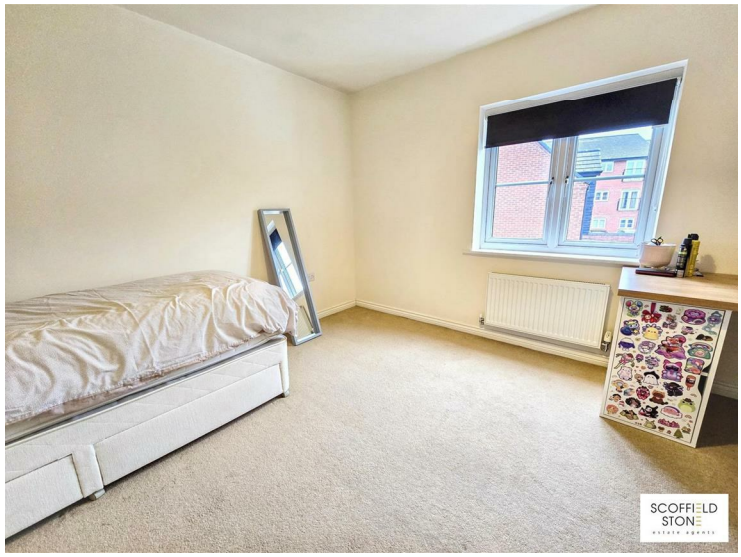
Bedroom Two

12'10" x 11'9" (3.93 x 3.60)

Carpet to flooring, walls neutrally decorated, UPVC double glazed window, storage cupboard housing water tank, standard light fitting, radiator and wooden panelled door with brass handles.

Bedroom Three

12'10" x 10'11" (3.93 x 3.35)



Carpet to flooring, neutrally decorated walls, radiators, standard light fitting, UPVC double glazed windows, wooden panelled door with brass handles.

Second floor stairs and landing

Carpet to stairs and wooden banister and spindles, neutrally decorated walls, radiator and standard light fitting

Bedroom One

12'9" x 12'1" (dressing room 9'1" x 4'1") (3.91 x 3.69 (dressing room 2.78 x 1.25))

Carpet to flooring with neutrally decorated walls, UPVC double glazed windows, loft hatch, standard light fittings, smoke alarm, radiators, dressing room area has fitted wardrobes with hanging rails and shelves, velux window, leading to the en-suite

Dressing Room Area

Located within bedroom one, carpet to flooring, Partially mirrored fronted built in wardrobes, with hanging rails and shelving and dressing table area, Velux window and wooden door leading to the en-suite shower room.

En-Suite shower room

Vinyl to flooring, walls painted neutrally, white bathroom suite comprises WC, shower cubical, basin with hot and cold taps, radiator, standard light fitting, extractor fan and obscured velux window and wooden panelled door with brass handles and lock part tiled walls to shower cubical and behind the basin

Outside Rear

An enclosed low maintenance rear garden with decking area, with a gate leading to the rear allocated parking space and single garage.

Material Information

Verified Material Information
Monthly rent: £1100
Council Tax band: C
Tenure: Freehold
Property type: House
Property construction: Standard undefined construction
Energy Performance rating: B
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 and Allocated
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.

What3Words

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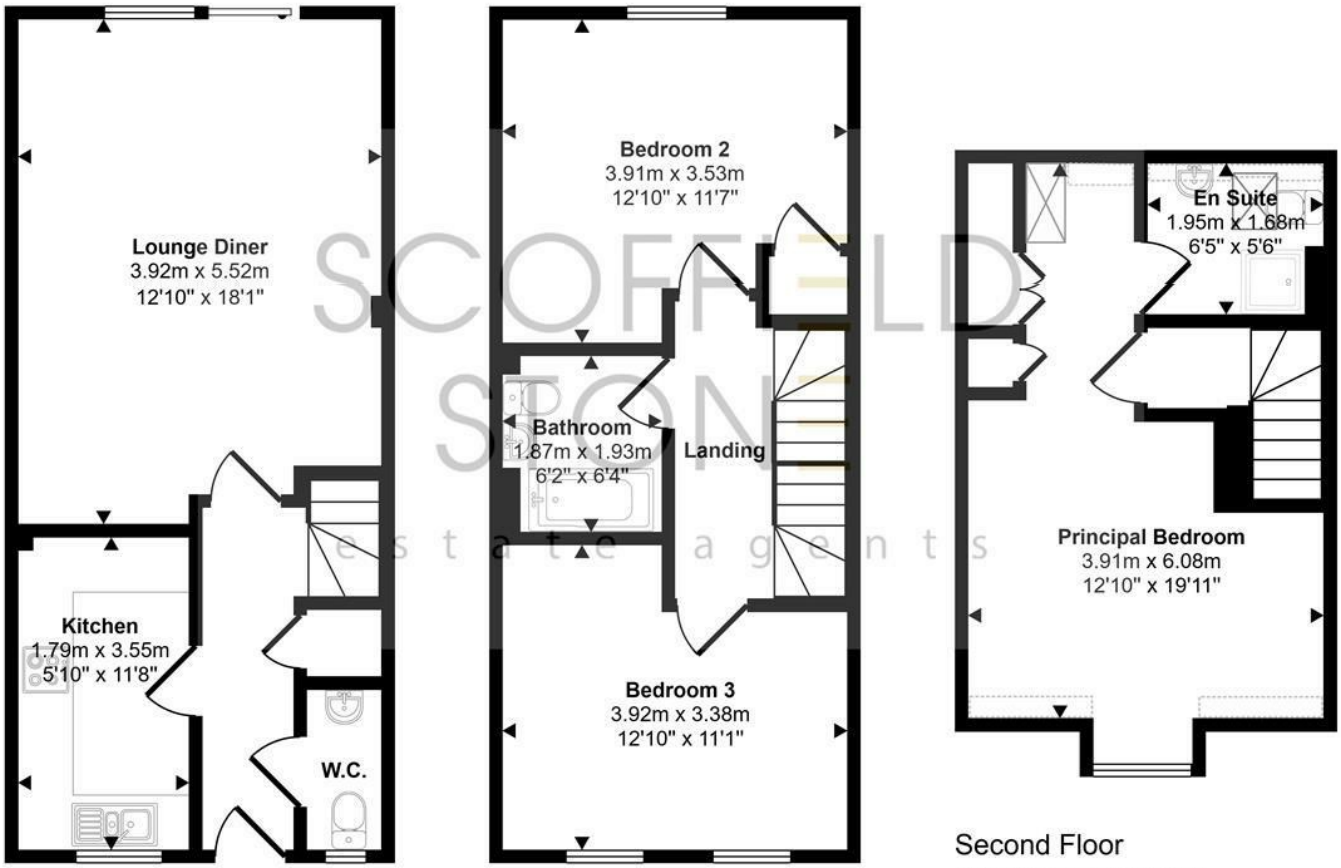
Approx Gross Internal Area
96 sq m / 1034 sq ft



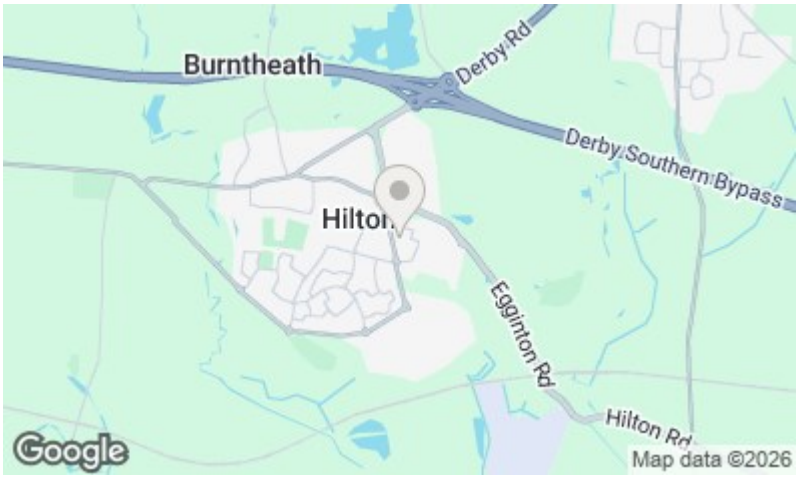
Ground Floor
Approx 36 sq m / 388 sq ft

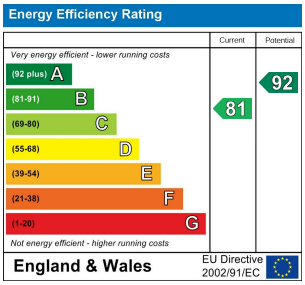
First Floor
Approx 36 sq m / 384 sq ft

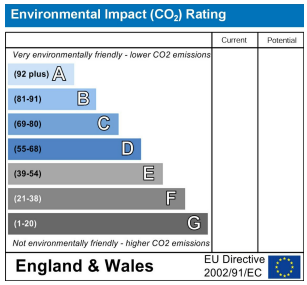
Second Floor
Approx 24 sq m / 262 sq ft

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.







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