

SCARGILL
MANN & CO

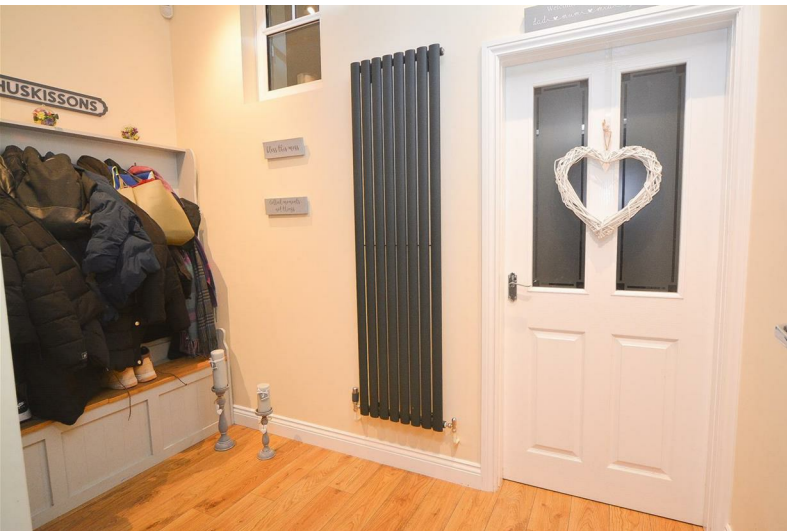
EST. 1995



16 Clyde Street

Hilton, Derby, DE65 5ND

Offers Over £300,000



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GENERAL INFORMATION

THE PROPERTY

A beautifully presented four/five bedroom semi-detached family home. Under the ownership of the current vendors, the property has been extended and remodelled, creating a spacious family home that needs to be viewed to appreciate the size of the accommodation on offer. The gas centrally heated and double-glazed accommodation offers an entrance hall with ample space for coats and boot storage, an inner hall with stairs off to the first floor and a guest cloakroom. There is a modern and attractively fitted breakfast kitchen with integrated appliances. Double doors open into a lounge with French doors opening out into the garden, and a garden/dining room also has French doors out into the garden. To the first floor are three bedrooms, the smallest room used as a games room/study by the current vendors with two double bedrooms. The tastefully presented family bathroom completes the accommodation on this floor, offering a bath with dual head shower over and fitted vanity units incorporating the basin and W.C. On the second floor is the principal bedroom with its modern ensuite bathroom having a bath with shower over and a walk-in wardrobe/storage area.

OUTSIDE

Outside to the front is a lawn with an adjacent drive, and to the rear is a fully enclosed garden with patio areas and shrub borders.

LOCATION

Hilton is always a popular location for families. It has two good primary schools, with John Port Spencer in Etwall being the destination for the secondary school. There is a doctors surgery, dentist and pharmacy in the village, along with a supermarket, a bakery, vets, public inns, hairdressers and beauty salons. There is great access to the A38 and A50, allowing for fast motorway access and giving good connections to the cities of Derby, Nottingham, Leicester, Stoke on Trent and Birmingham.

ACCOMMODATION

Contemporary style entrance door with glazed side panel opens up into entrance hallway.

ENTRANCE HALLWAY

5'3" x w from door to wall x 9'9" (1.59 x w from door to wall x 2.98)
Has a Velux window, wood effect flooring, contemporary style radiator and door leading through to the inner hall.

INNER HALL

5'11" x 7'4" (1.80 x 2.24)
Has a continuation of the wood effect flooring, stairs off to first floor, recessed ceiling down lights, door that opens through to kitchen and a further door that opens up into the guest cloakroom.

GUEST CLOAKROOM

5'10" to window x 3'0" (1.78 to window x 0.92)
Has a pedestal hand wash basin, W.C, radiator, ceiling light point and an obscure window to the front aspect and attractive tiled splashbacks.

SUPERBLY FITTED BREAKFAST KITCHEN

13'3" x 12'0" to the garden room wall (4.04 x 3.65 to the garden room wall)
Is fitted with a range of shaker style doors, drawers and matching wall mounted cabinets and glass display units, solid oak worktops are inset with a five ring gas hob and a one and a quarter porcelain sink with side drainer with mixer taps over, Integrated appliances include, fridge and freezer, oven, microwave and dishwasher. There is provision for washing machine, wood effect flooring continues through, recessed ceiling down lights and contemporary style radiator. There are double doors leading through to the lounge and an opening through to the garden room/dining room.

GARDEN ROOM/DINING ROOM

10'1" x 10'9" to the window (3.08 x 3.27 to the window)
Having French doors leading out onto the rear patio, ceiling light point and underfloor heating.

LOUNGE

9'2" into door recess x 17'11" to french doors (2.79 into door recess x 5.47 to french doors)
Double doors open through from the kitchen and has recessed ceiling down lights, contemporary style radiator and French doors leading out onto the rear garden.

FIRST FLOOR

LANDING

With stairs off to second floor, radiator, window to the front aspect and doors leading off to:

BEDROOM THREE

7'2" x 11'10" (2.19 x 3.60)
Has window to the front aspect, radiator and ceiling light point.

BEDROOM FOUR

10'8" to window x 8'8" min x 11'9" (3.25 to window x 2.63 min x 3.59)
Has a window to the rear aspect, radiator and ceiling light point.

BEDROOM FIVE/STUDY/PLAYROOM

7'5" x 12'0" to window (2.25 x 3.67 to window)
Has a window to the rear aspect, radiator and ceiling light point.

FAMILY BATHROOM

5'7" to window x 6'2" (1.70 to window x 1.89)
Has a panelled bath with waterfall taps, hand held shower attachment over with rain fall head, vanity unit with storage below and is inset with sink with mixer taps and built in W.C, chrome heated towel rail, attractive tiled surrounds, obscure window to the rear aspect and recessed ceiling down lights.

SECOND FLOOR

LANDING.

Having useful linen storage cupboard with the Mega flow domestic hot water and central heating tank is housed here, doors lead off to:

BEDROOM TWO

10'8" x 12'1" to window (3.26 x 3.68 to window)
Window to the rear aspect, radiator, ceiling light point and loft access point.

BEDROOM ONE

11'11" to window x 11'10" (3.62 to window x 3.60)

Window to the front aspect, radiator and ceiling light point. A door opens through to a useful storage area which could ideally be converted into a built in wardrobe and a further door opens through to an En suite.

EN SUITE

7'1" x 6'1" to window (2.17 x 1.85 to window)

Has a shower bath with mixer taps and separate built in shower with dual head, vanity unit with hand wash basin inset and W.C, there are attractive tiled surrounds, ceiling light point and obscure window to the rear aspect.

OUTSIDE.

The property sits back off Clyde Street behind a tarmacadam driveway providing parking with a paved path and small lawn. The rear garden is fully enclosed with a paved patio area, a further patio area, shaped lawn and herbaceous borders.

TENURE

Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

AGENTS NOTE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

COUNCIL TAX BAND

South Derbyshire District Council - Band C

CURRENT UTILITY SUPPLIERS

Water

Gas

Electric

Sewage

Broadband supplier

Broadband speeds

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

SCHOOL CATCHMENT AREAS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 02/2024)/A



Road Map



Hybrid Map



Terrain Map



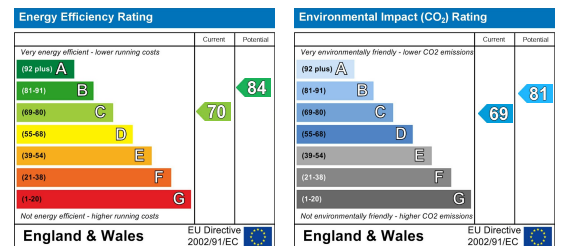
Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. 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.