



**9 Sutton Lane
Hilton
Derby
DE65 5FB**

**Offers Over
£310,000**

- **RECENTLY UPGRADED AND EXTENDED**
- **ELECTRICALLY UPGRADED**
- **THREE GOOD SIZE BEDROOMS**
- **MODERN ATTRACTIVE SHOWER ROOM**
- **LOUNGE
LOUNGE/DINER/FAMILY AREA**
- **MODERN FITTED KITCHEN**
- **FRONT AND REAR GARDEN**
- **REAR ACCESS AND GARAGE**

GENERAL INFORMATION

THE PROPERTY

This three-bedroom detached bungalow, under the direction of the current owners, has been upgraded and extended to offer spacious accommodation internally, with some finishing off required outside. The gas centrally heated and double-glazed accommodation offers an entrance directly into a fitted kitchen. A spacious lounge/diner or family area leads off, and a lobby gives access to the bedroom area. Here are three double bedrooms and a large, spacious, modern shower room.

Outside, there is a lawn frontage, and to the rear, access is available via a communal driveway and parking area that leads to a garage.

Hilton is always a popular location, with Sutton Lane situated in old Hilton village. A bakery, post office, and convenience store are within close walking distance. There is also a supermarket, doctors, pharmacy, and dentist, along with primary school education.





LOCATION

Hilton offers superb commuter routes, with the A50, A516, and A38 within short drives. These routes give access to the further commercial centres in Derby, Burton upon Trent, Lichfield, Birmingham, Uttoxeter, Nottingham, Leicester, and Stoke on Trent.

ACCOMMODATION

Entrance door opening through to modern fitted kitchen.

FITTED KITCHEN

3.93m to window x 2.73m (12'10" to window x 8'11")

Is attractively fitted with a range of white high gloss base cupboards, drawers and matching wall mounted cabinets, work tops incorporate a four ring gas hob and glass, a one and a quarter stainless steel sink, side drainer with

extendable mixer hose tap, integrated appliances include an oven, washing machine, fridge and freezer, there are recessed ceiling down lights, window to the rear aspect and attractive tiled surrounds. There is also an opening through to the inner lobby area.

SUPERB LOUNGE DINING SPACE

9.96m x 3.22m x 3.61m max 3.16m (32'8" x 10'6" x 11'10" max 10'4")

This superb space could easily transform into a lounge diner, study, playroom along with the lounge. The lounge incorporates a multi fuel burner with Oak mantle over, there are ceiling light points, radiator and sliding patio doors with glazed side screens.

MASTER ONE

3.61m x 2.80m to wardrobe fronts (11'10" x 9'2" to wardrobe fronts)

Has a window to the side aspect, radiator, ceiling light point and an expanse of built in wardrobes providing hanging space and shelving with mirror sliding doors.

BEDROOM TWO

3.01m to window x 3.62m (9'10" to window x 11'10")

Has a window to the front aspect, radiator and ceiling light point.

BEDROOM THREE

2.75m x 3.02m (9'0" x 9'10")

Has a window to the front aspect, radiator and ceiling light point.



SHOWER ROOM

1.67m x 3.45m (5'5" x 11'3")

Has W.C., pedestal hand wash basin and large walk in shower with glazed screens and dual head shower, there are tiled surrounds, recessed ceiling down lights, obscure window to the side aspect and chrome heated towel rail.

OUTSIDE

To the outside, there is a lawn frontage, and to the rear, access is available via a communal driveway and parking area that leads to a garage.

AGENTS NOTES

If you have accessibility needs, please contact the office before viewing this property.

If a property is within a conservation area, please be aware that Conservation Areas are protected places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a

Conservation area requires permission from the relevant authority, subject to certain exclusions.

TENURE

FREEHOLD - 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.

COUNCIL TAX BAND

South Derbyshire District Council - Band C

CONSTRUCTION

Standard Brick Construction

BROAD BAND SPEEDS

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

CURRENT UTILITY SUPPLIERS

Gas
Electric
Water - Mains
Sewage - Mains
Broadband supplier

MONEY LAUNDERING & ID CHECKS

BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATION 2017.

IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED, INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025, A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON (INCLUSIVE OF VAT).



THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

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

CONDITION 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.

FLOOD DEFENCE

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/>

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 08/2024) A

SCHOOLS

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

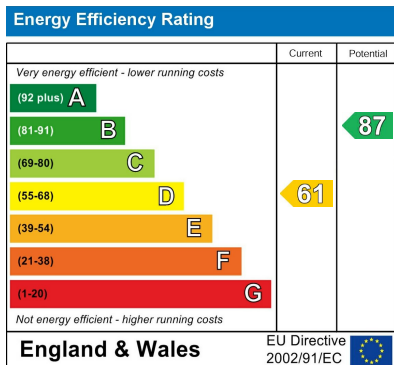
GROUND FLOOR
85.0 sq.m. (915 sq.ft.) approx.



SUTTON LANE, HILTON, DE65 5FB

TOTAL FLOOR AREA: 85.0 sq.m. (915 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 02024



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