



59 Avon Way, Hilton, Derby, DE65 5AE

£1,170 PCM

This delightful detached house, in excellent condition, features three bedrooms, two reception rooms, a modern kitchen with garden access, a stylish bathroom, a conservatory, parking, a garage, and a beautiful garden, all in a well-connected location close to amenities, schools, and parks, making it ideal for families or couples. EPC: C, (75) Council Tax Band C, Deposit: £1350.00, and a Holding Deposit of £270.00 (which will go towards the successful applicants first months rent).



Sales: 01283 777100
Lettings: 01332 511000

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Summary Description

We are delighted to introduce to the rental market this delightful detached house, presented in excellent condition. This charming property offers a wealth of comfortable living space, making it an ideal choice for families or couples.

The house benefits from three well-sized bedrooms. The first two bedrooms are generous doubles, the first of which boasts built-in wardrobes, while the second room features free-standing wardrobes. The third bedroom is a comfortable single room, ideal for a child's room or home office.

The property is home to a stylish bathroom, a modern kitchen that conveniently offers direct access to the garden, and two reception rooms. The first reception room is a cosy and relaxing lounge, perfect for unwinding after a long day, while the second reception room is a welcoming dining room, perfect for hosting family meals or dinner parties.

The unique features of this property truly set it apart. The house includes a parking space, a single garage, and a beautiful garden, perfect for outdoor entertainment or relaxation. Additionally, the property also includes a conservatory and a practical downstairs toilet.

The location of the property is another of its strong points. It is well-connected with public transport links, and it is within proximity to local amenities, schools, green spaces, nearby parks, and walking and cycling routes.

In summary, this property is a wonderful blend of comfort, convenience, and functionality, making it a superb choice for your next home.

Entrance Hall

Having wood effect laminate flooring and stylish decor with front aspect part obscure glazed galvanised main entrance door, side aspect upvc double glazed window, radiator.

Guest Cloakroom

Having ceramic tile effect cushion flooring and neutral decor with front aspect obscure upvc double glazed window, corner pedestal wash hand basin with chrome hot and cold taps and tiled splashback, low flush wc, radiator.

Lounge

13'6" x 14'7" (4.12 x 4.45)



Having wood effect laminate flooring and neutral decor with front aspect upvc double glazed window, tv and telephone points, radiator.

Dining Room

9'7" x 7'1" (2.93 x 2.17)



Having wood effect laminate flooring and neutral decor, radiator.

Conservatory

6'9" x 6'1" (2.07 x 1.87)



Having wood effect laminate flooring and neutral decor with rear aspect sliding patio door, upvc double glazed windows and opaque roof.

Kitchen

9'7" x 7'0" (2.93 x 2.15)

Having ceramic tile effect cushion flooring and neutral decor with rear aspect part obscure glazed galvanised door to rear garden with side window, fitted wall and floor units to shaker style in Beech effect finish 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 chimney style extractor hood, under counter space and plumbing for appliances, radiator.

Stairs/Landing

Carpeted and neutrally decorated with wooden spindle balustrade, walk in storage cupboard, access to roof space.

Bedroom One

10'8" x 8'1" (3.27 x 2.48)



Having wood effect laminate flooring and neutral decor with front aspect upvc double glazed window, fitted wardrobes, radiator.

Bedroom Two

10'1" x 8'2" (3.09 x 2.49)



Having wood effect laminate flooring and neutral decor with rear aspect upvc double glazed window, radiator, two free standing wardrobes.

Bedroom Three

8'3" x 6'1" (2.52 x 1.86)



Having wood effect laminate flooring and stylish decor with front aspect upvc double glazed window, radiator, over stairs storage cupboard.

Bathroom

6'1" x 6'1" (1.86 x 1.86)



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

OUTSIDE

Garage

18'7" x 8'6" (5.68 x 2.6)

A single, attached garage with metal up and over door, rear personnel door, light, power, Ideal gas combination boiler, cushion flooring and neutral decor, workbench space.

Frontage and Driveway

A small lawn greets the front of the property whilst a tarmacadam driveway provides adequate parking for at least one car and leads to the garage.

Rear Garden



Accessed via the kitchen, conservatory or garage you will find a modestly proportioned garden with lawn and small patio area.

Material Information

Verified Material Information

Monthly rent: £1,170

Council tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Garage, Driveway, Off Street, and Private

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: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: C

For additional information, please follow the link:
<https://moverly.com/sale/3bxUynktjDm4kctcDqEYXRC/view>

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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.

Location / what3words

what3words ///udder.remission.lizard

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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 or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.



59 Avon Way

Approximate Gross Internal Area
969 sq ft - 90 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(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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