



5 Severn Drive, Hilton, Derby, Derbyshire, DE65 5LE

£415,000

A superbly presented, four bedroom executive home with low maintenance patio garden, driveway parking having adequate space for five vehicles, detached double garage and generous conservatory with insulated roof. Scoffield Stone are delighted to offer for sale this beautiful, detached family home, ideally situated in a cul de sac position within walking distance of local amenities. An internal inspection is highly recommended in order to appreciate the size and quality of the accommodation on offer.



Mickleover: 01332 511000

Hilton: 01283 777100

www.scoffieldstone.co.uk

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Summary Description

In brief the interior comprises; entrance hallway, sitting room, large dining conservatory, kitchen, utility room, study and guest cloakroom to ground floor. To the first floor you will find four double bedrooms, with the main bedroom having an en suite shower room, and family bathroom.

Outside, to the front you will find decorative borders with substantial driveway leading to the garage and rear garden. Accessed via a side gate from the driveway you will find a low maintenance patio garden.

Severn Drive is conveniently situated for access to local amenities including shopping in Hilton, local schools including John Port Spencer Academy and two Primary Schools, public transport routes, recreational facilities including the recently developed nature walk at Hilton Valley and the Hilton gravel pits local nature reserve. The village has excellent road links to the A50 and A38.

Entrance Hall

Having wood effect flooring and neutral decor with part obscure glazed galvanised main entrance door, front aspect upvc double glazed window, radiator, under stairs cupboard.

Lounge

18'11" x 11'3" (5.79 x 3.45)



Carpeted and neutrally decorated with front aspect upvc double glazed window, feature stone effect Adam style fireplace, two radiators, tv point.

Study

10'9" x 9'5" (3.3 x 2.89)



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

Guest Cloakroom

Having wood effect flooring and neutral decor with front aspect obscure upvc double glazed window, contemporary wash hand basin with chrome monobloc tap and tiled splashback, low flush wc, radiator.

Kitchen

12'6" x 11'7" (3.83 x 3.54)



Having wood effect flooring and neutral decor with rear aspect upvc double glazed window, inset lights to ceiling, a range of wall and floor units with stone effect roll edge worktop and tiled splashbacks, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap, inset gas hob with extractor hood over, integrated double electric oven, integrated fridge.

Utility

13'2" x 3'9" (4.03 x 1.16)

Having wood effect laminate flooring and neutral decor with rear aspect part obscure glazed upvc stable door, a range of fitted wall and floor units to cream with stone effect roll edge worktop, tiled splashbacks, under counter space and plumbing for appliances, wall mounted Glowworm gas boiler.

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Conservatory/Dining

16'7" x 15'11" (5.07 x 4.86)



Having wood effect flooring and neutral decor with side and rear aspect upvc double glazed windows, two sets of French doors to garden, an insulated roof, air cooling unit, radiator.

Stairs/Landing

Carpeted and neutrally decorated with wooden spindle balustrade, airing cupboard with hot water cylinder, access to roof space which is board for extra storage with access ladder.

Bedroom One

10'9" x 10'0" (3.28 x 3.07)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, fitted wardrobes, radiator.

En Suite



Having ceramic tile flooring and fully tiled walls with rear aspect obscure upvc double glazed window, floor units with stone effect roll edge worktop, low flush wc, wash hand basin with chrome mixer tap, double shower enclosure with plumbed shower, inset lights to ceiling, radiator.

Bedroom Two

9'10" x 11'4" (3 x 3.46)



Carpeted and neutrally decorated with front aspect upvc double glazed window, fitted wardrobes, radiator.

Bedroom Three

9'7" x 9'1" (2.94 x 2.77)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, radiator.

Bedroom Four

10'9" x 10'1" (3.3 x 3.08)



Carpeted and neutrally decorated with front aspect upvc double glazed window, radiator.

Bathroom



Having ceramic tile flooring and fully tiled walls with front aspect obscure upvc double glazed window, fitted floor units with stone effect worktop, wash hand basin with chrome monobloc tap, bidet, low flush wc, P bath with plumbed shower over, inset lights to ceiling, radiator.

OUTSIDE

Garage

A detached, brick built double garage with electronically powered metal roller door, personnel door, light and power.

Frontage and Driveway

To the front you will find decorative gravel borders and substantial driveway parking with adequate parking for five vehicles.

Rear Garden



Accessed via a side gate from the driveway you will find an enclosed, low maintenance garden which has been landscaped to provide a generous patio, decorative gravel border and raised planting beds.

Material Information

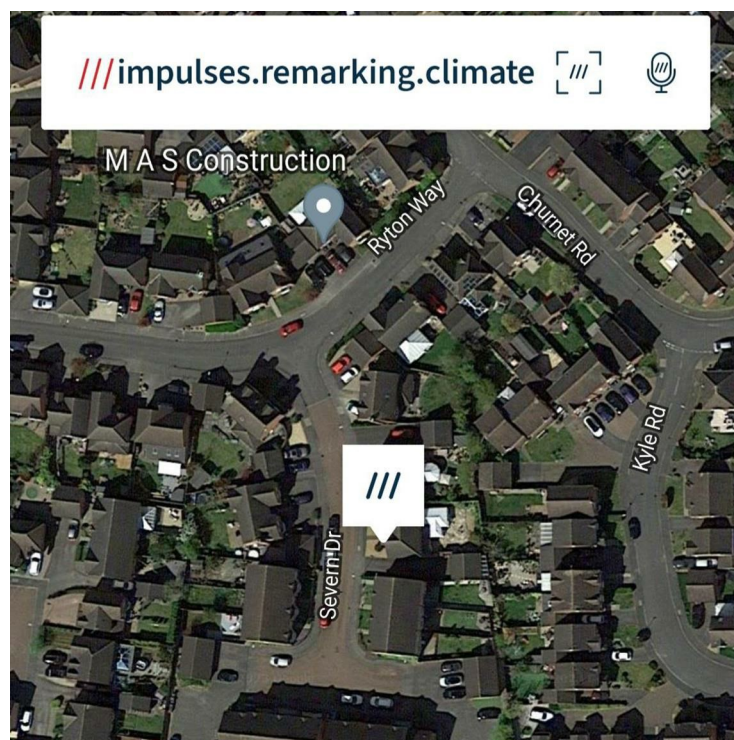
Council Tax Band: E

Consumer Protection: There are no declared consumer protection issues for this property.

Mobility: There are no mobility improvements for this property.

Air Quality: Get air quality data for this address here: <https://addresspollution.org/>

What3Words Location



Buying to Let?

Guide achievable rent price: £1500pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scofield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

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.

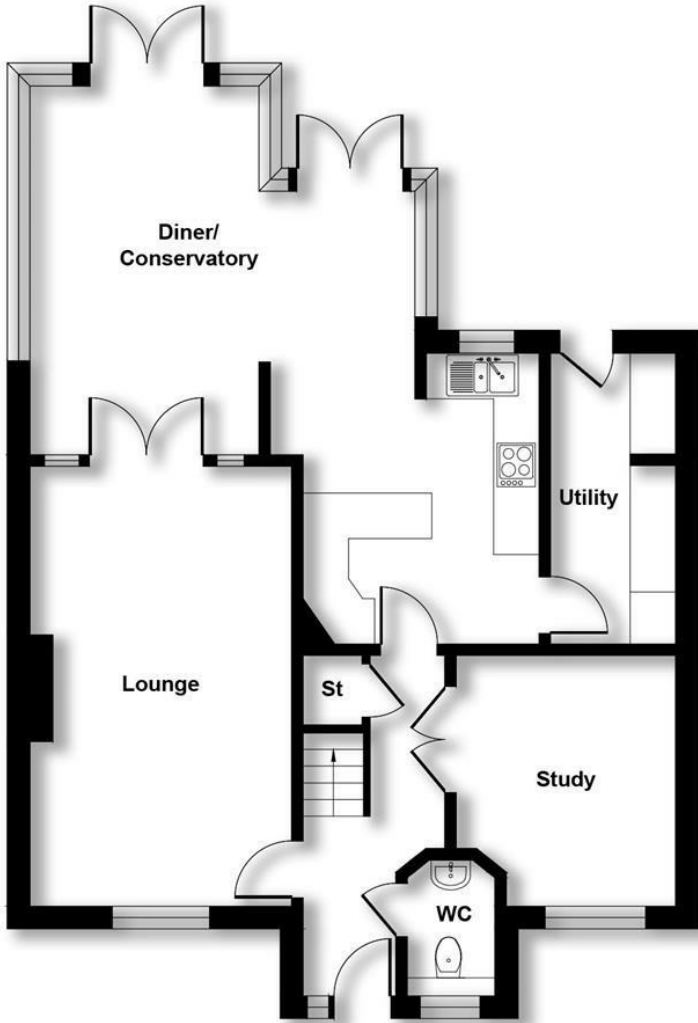


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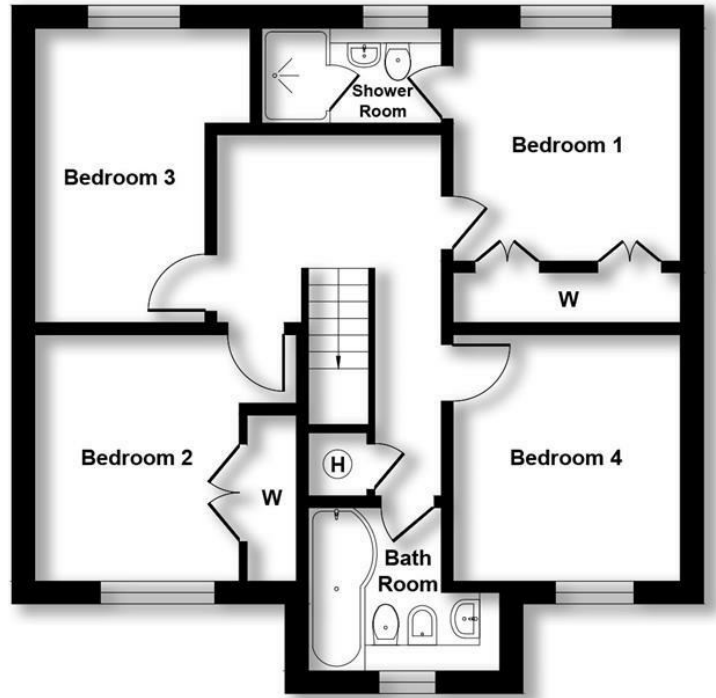
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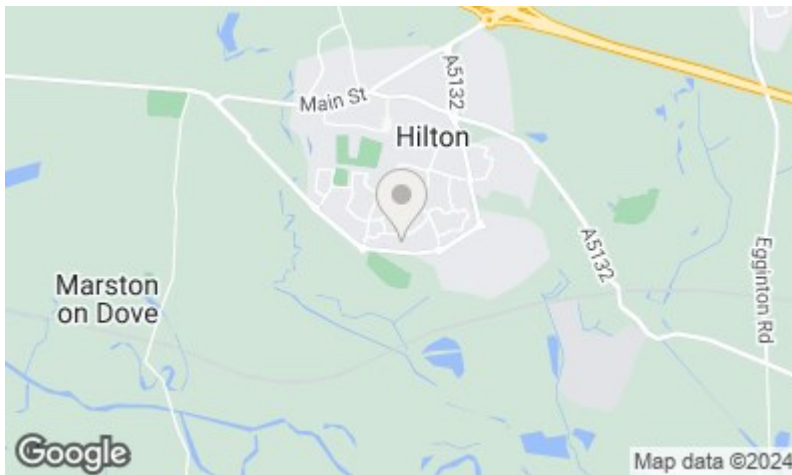


GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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