



27 Sherman Close, Hilton, Derby, DE65 5HJ

£200,000

This semi-detached property offers a well-maintained home with two double bedrooms, recently installed gas boiler, uPVC double glazed windows, and the convenience of a quiet cul de sac location near schools and amenities.

Semi-detached property in good condition • Two double bedrooms • Recently installed gas boiler • uPVC double glazed windows • Conveniently located in a quiet cul de sac • Close proximity to nearby schools • Amenities within walking distance • Green spaces for outdoor activities • Private parking available • Well-maintained Garden



Mickleover: 01332 511000

Hilton: 01283 777100

www.scofieldstone.co.uk

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Summary Description

Scofield Stone are delighted to present this charming semi-detached property, located in a peaceful cul de sac. Ideal for first time buyers, downsizers, and investors, this property offers a fantastic opportunity to own this well-maintained home.

As you enter the property, you will find yourself in the inviting reception room, which provides a warm and welcoming atmosphere. Moving through the property, you will discover the well-equipped kitchen with a dining space, perfect for enjoying meals with family and friends. Recent upgrades include a gas boiler installation, ensuring a cosy and efficient heating system, and uPVC double glazed windows, adding both comfort and energy efficiency.

This delightful home comprises of two double bedrooms, offering ample space for relaxation and storage. The master bedroom benefits from convenient built-in wardrobes, while the second bedroom provides flexibility for your specific needs.

The property also features a modern bathroom, complete with all necessary amenities for your convenience.

Located in a tranquil setting, this property offers easy access to nearby schools, local amenities, and green spaces, ensuring a convenient and enjoyable lifestyle. In addition, you will benefit from private parking and a well-maintained garden, perfect for outdoor activities or simply relaxing in the fresh air.

With its good condition and desirable features, this property is sure to attract interest from discerning buyers. Don't miss out on the opportunity to make this your dream home. Contact us today to arrange a viewing.

Entrance Hall

Having wood effect laminate flooring and neutral decor with front aspect part obscure glazed composite main entrance door, radiator, telephone point.

Lounge

13'10" x 12'7" (4.24 x 3.86)



Having wood effect laminate flooring and stylish decor with front aspect upvc double glazed window, tv point, radiator.

Kitchen/Diner

12'7" x 9'3" (3.84 x 2.84)



Having wood effect laminate flooring and neutral decor with rear aspect upvc double glazed window, rear aspect part glazed upvc door to garden, a range of fitted wall and floor units to Beech effect with stone effect roll edge worktop and tiled splashbacks, under counter space and plumbing for appliances, inset composite sink with drainer and mixer tap, integrated electric oven with gas hob over and extractor hood, radiator, wall mounted Vaillant gas boiler.

Stairs/Landing

Carpeted and neutrally decorated with wooden spindle balustrade, access to roof space.

Bedroom One

12'8" (into wardrobes) x 8'3" (3.87 (into wardrobes) x 2.52)



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

Bedroom Two

9'6" x 8'4" (2.92 x 2.56)



Carpeted and neutrally decorated with front aspect upvc double glazed window, radiator, fitted wardrobe/airing cupboard with hot water cylinder.

Bathroom



Having ceramic tile effect flooring and neutral decor with side aspect obscure upvc double glazed window, pedestal wash hand basin with chrome hot and cold taps and tiled splashbacks, low flush wc, bathtub with chrome hot and cold taps and tiled splashbacks with electric shower over, radiator.

OUTSIDE

Frontage and Driveway

To the front you will find a Tarmacadam tandem driveway, lawn, paved pathway and decorative shale border.

Rear Garden



Accessed via a gate from the side, or kitchen/diner, you will find a modest, enclosed garden which has been attractively landscaped to provide a mixture of paved patio, lawn and some planting.

Material Information

Council Tax Band: B

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: [///attention.pickle.grinning](https://www.what3words.com/attention.pickle.grinning)

Buying to Let?

Guide achievable rent price: £795pcm

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.

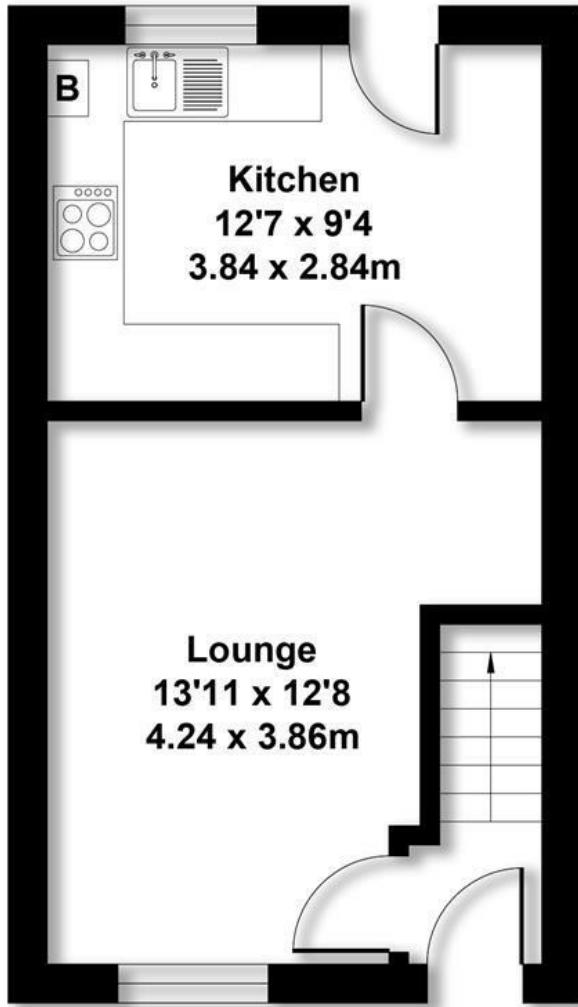
Disclaimer

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.

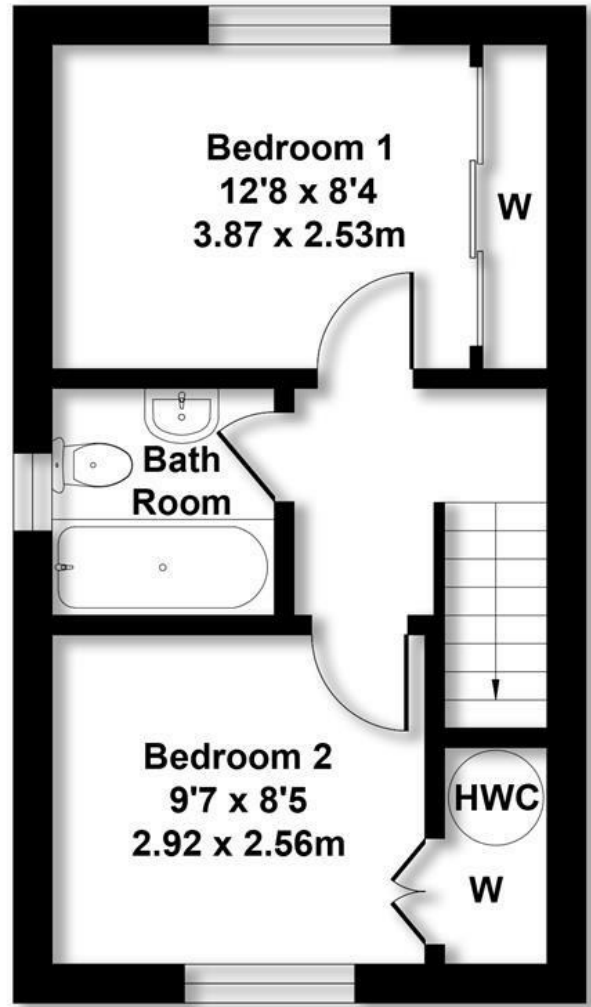
27 Sherman Close

Approximate Gross Internal Area

592 sq ft - 55 sq m

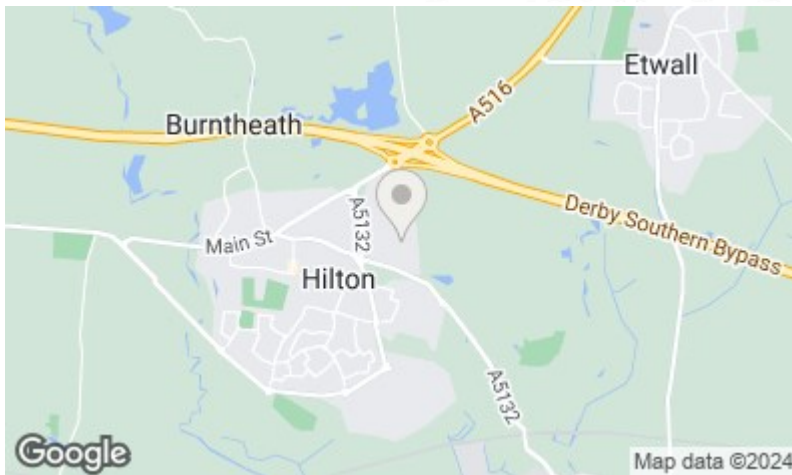


GROUND FLOOR



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			87
(81-91) B			
(69-80) C		72	
(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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