

**16 Sherbourne Drive, Hilton, Derby, DE65 5NJ**

**Offers Over £235,000**

This well presented semi-detached property offers four double bedrooms, a modern shower, a fully equipped kitchen, a spacious reception room with garden access, a garage, parking space, conservatory, and a low maintenance garden, making it an ideal choice for families.

Don't miss out on the opportunity to purchase this fantastic property. Contact us today to arrange a viewing and make this your new home



Mickleover: 01332 511000

Hilton: 01283 777100

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## 16 Sherbourne Drive, Hilton, Derby, DE65 5NJ

### Summary Description

This well presented semi-detached property is now available for sale. With a neutral decor throughout, this property offers a modern and stylish living space.

Upon entering the property, you will find a spacious reception room, providing ample room for relaxation and entertainment. The reception room also boasts access to a low maintenance garden, perfect for outdoor gatherings and social events.

The property comprises of four generously sized double bedrooms, offering plenty of space for a growing family. The master bedroom further benefits from an en-suite, ensuring privacy and convenience for the occupants. The property also boasts a well-maintained bathroom with an extra width shower. Additionally, there is a fully equipped kitchen, ideal for preparing delicious meals and enjoying family time.

Outside, you will find a garage and parking space for at least two cars, providing secure storage and convenience for vehicles. The property also features a conservatory, offering a tranquil space to relax and unwind.

Situated in a quiet cul-de-sac, this property is perfectly located near local amenities, nearby parks, and reputable schools, making it an ideal choice for families. This property offers excellent value for money.

The low maintenance garden adds to the appeal, allowing occupants to enjoy outdoor spaces without the hassle of extensive upkeep.

Don't miss out on the opportunity to purchase this fantastic property. Contact us today to arrange a viewing and make this your new home.

### Entrance Hall

Having ceramic tile flooring and neutral decor with front aspect part obscure glazed composite main entrance door, radiator.

### Kitchen



Having ceramic tile flooring and neutral decor with front aspect upvc double glazed window, a range of fitted wall and floor units to Beech effect in shaker style with stone effect roll edge worktop and tiled splashbacks, under counter space and plumbing for appliances, integrated electric oven with gas hob over and extractor hood, inset stainless steel sink with drainer and chrome mixer tap.

### Utility

Formally the guest cloakroom and could be converted back, the room is neutrally decorated with front aspect obscure upvc double glazed window, radiator, plumbing for appliances.

### Lounge

14'10" x 13'1" (4.54 x 3.99)



Carpeted and neutrally decorated with upvc double glazed French doors to conservatory, side aspect upvc double glazed window, under stairs storage, radiator, tv point, telephone point.

### Conservatory

8'11" x 9'6" (2.74 x 2.91)



Having ceramic tile flooring and upvc double glazed framework with French doors to garden.

### Stairs/Landing

Carpeted and neutrally decorated with wooden spindle staircase, radiator.

## 16 Sherbourne Drive, Hilton, Derby, DE65 5NJ

### Bedroom Two

9'7" x 13'1" (2.94 x 3.99)



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

### Bedroom Four

8'9" x 13'1" (2.69 x 3.99)



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

### Bathroom



Having wood effect laminate flooring and neutral decor with side aspect obscure upvc double glazed window, pedestal wash hand basin with chrome monobloc tap, low flush wc, double shower enclosure with plumbed shower, chrome heated towel rail.

### Stairs/Landing Two

Carpeted and neutrally decorated with wooden spindle staircase, radiator, airing cupboard with hot water cylinder, access to roof space.

### Bedroom One

9'8" x 13'1" (2.96 x 3.99)



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

### En Suite

Having wood effect laminate flooring and neutral decor with side aspect obscure upvc double glazed window, low flush wc, single shower enclosure with plumbed shower, wash hand basin with chrome monobloc tap set to vanity cupboard, chrome heated towel rail.

### Bedroom Three

8'10" x 13'1" (2.7 x 3.99)



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

### OUTSIDE

### Garage

A detached single garage with metal up and over door.

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## Frontage and Driveway



**What3Words Location:**  
///grandest.grand.grownup

## 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.

To the front you will find a small decorative gravel border and path leading to the main entrance. Car parking can be found on the tarmacadam driveway which provides parking for two vehicles parked in tandem.

## Rear Garden



Accessed via a side gate from the front you will find an enclosed, low maintenance garden which has been landscaped to provide a fully decked patio.

## Material Information

Council Tax Band: D

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/>

## Buying to Let?

Guide achievable rent price: £1000pcm

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.



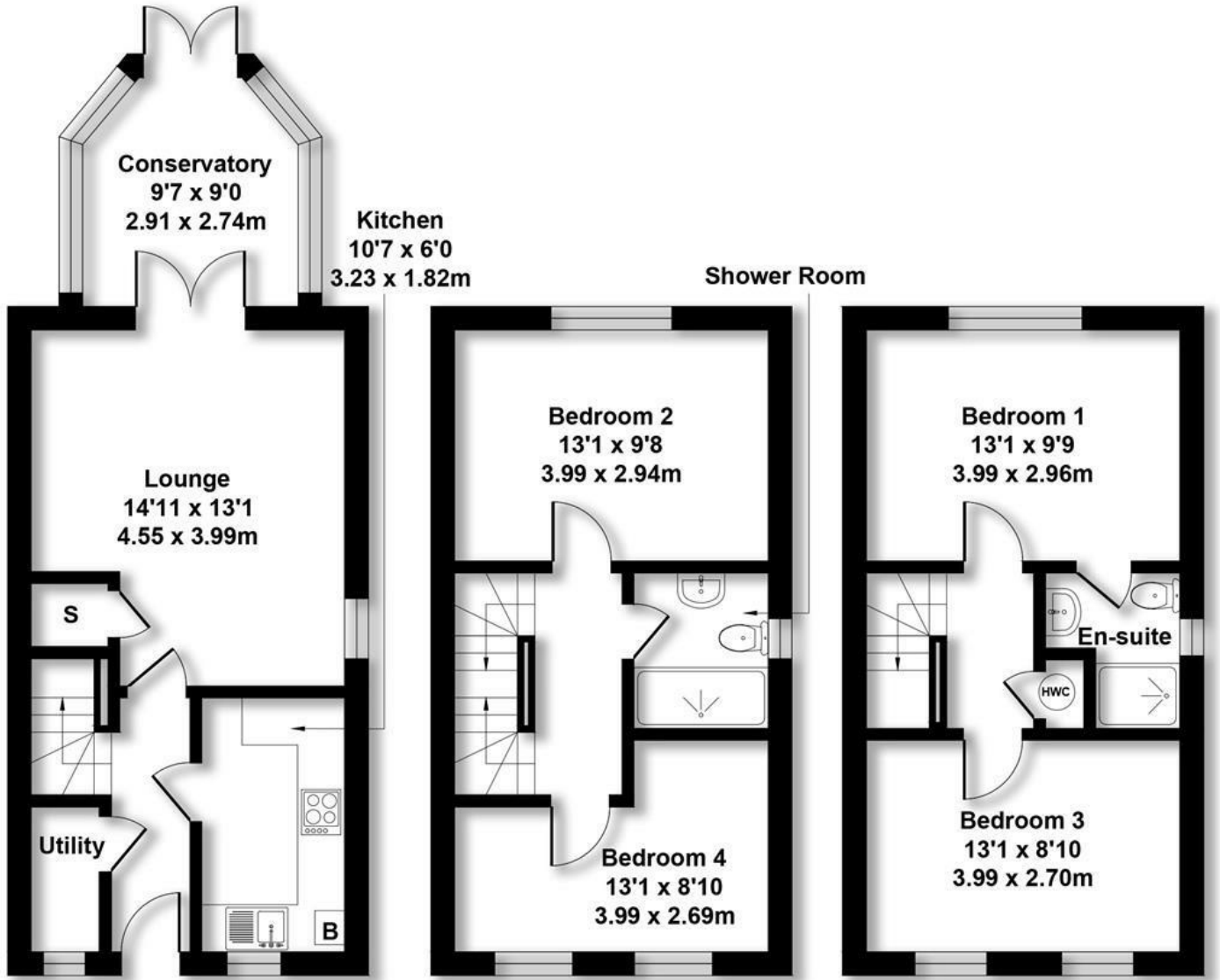
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# 16 Sherbourne Drive

Approximate Gross Internal Area  
1109 sq ft - 103 sq m



GROUND FLOOR

FIRST FLOOR

SECOND 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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



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