



**2 Alders Brook, Hilton, Derbyshire, DE65 5HF**

**£259,995**

Explore this charming, detached home in a peaceful cul-de-sac, ideal for families. Boasting a spacious layout with three bedrooms and versatile reception rooms, it's full of potential for the discerning buyer. With a garden, garage, and close to amenities, it's a perfect canvas for your dream home.

Don't miss the chance to make this property your own. Contact us today to arrange a viewing and explore the potential of this opportunity.



Sales: 01283 777100  
Lettings: 01332 511000

[www.scofieldstone.co.uk](http://www.scofieldstone.co.uk)

## 2 Alders Brook, Hilton, Derbyshire, DE65 5HF

### Summary Description

Introducing this charming detached property situated in a quiet cul-de-sac, offering a strong local community and a range of amenities on your doorstep. Requiring a small amount of modernising, this property boasts an exceptional opportunity, making it an ideal purchase for families looking to create their dream home.

Inside, you'll find a spacious layout with three reception rooms, each with unique features such as a fireplace in the lounge room and a garden view with access to the garden in from the conservatory. There is also a bright and airy kitchen waiting to be transformed into a culinary haven.

The property offers three bedrooms, perfect for accommodating a growing family. Bedroom 1 is a generous double room complete with an en-suite and built-in wardrobes for ample storage. Bedroom 2 is also a double room with built-in wardrobes. Completing the bedrooms is a cozy, generous single room, providing great versatility.

Although the bathroom and kitchen require some upgrading, this presents an excellent opportunity for buyers to create their own custom design to suit their tastes.

Externally, the property features a garden, garage, and parking, providing ample space for outdoor activities and convenient parking.

Situated within easy reach of public transport links, nearby schools, and a range of local amenities, this property offers both convenience and tranquillity. With a Council Tax band of D and an EPC rating of D, this property presents an exciting opportunity for families seeking a renovator's delight in a sought-after location.

### Entrance Hall

Having tile effect cushion flooring and stylish decor with side aspect part obscure glazed upvc main entrance door, radiator.

### Cloakroom/WC

Having tile effect cushion flooring and stylish decor with front aspect obscure glazed wooden framed window, low flush wc, pedestal wash hand basin with chrome hot and cold taps, radiator.

### Lounge

13'5" x 10'11" (4.1 x 3.33)



Carpeted and neutrally decorated with front aspect upvc double glazed window, stone effect fireplace with living flame gas fire, tv point, telephone point, under stairs storage, radiator.

### Dining Room

9'1" x 7'9" (2.79 x 2.38)



Carpeted and neutrally decorated with wooden door to conservatory, radiator.

### Conservatory

12'4" x 8'4" (3.77 x 2.55)



Having ceramic tiled flooring and neutral decor with upvc double glazed framework, French doors to rear garden.

## 2 Alders Brook, Hilton, Derbyshire, DE65 5HF

### Kitchen

11'8" x 9'1" (3.57 x 2.78)



Having ceramic tiled flooring and neutral decor with rear aspect upvc double glazed window, part obscure glazed upvc door to rear garden, a range of fitted wall and floor units to gloss white with stone effect roll edge worktop, under counter space and plumbing for appliances, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap, integrated electric oven with gas hob over and chimney style extractor hood.

### Stairs/Landing

Carpeted and neutrally decorated with wooden spindle staircase, side aspect obscure wooden framed window, storage cupboard, airing cupboard with hot water cylinder, access to roof space, radiator.

### Bedroom One

10'1" x 9'4" (3.09 x 2.85)



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

### En Suite Shower Room

Having ceramic tiled flooring and stylish decor with side aspect obscure wooden framed window, low flush wc, pedestal wash hand basin with chrome hot and cold taps, shaving point, shower enclosure with plumbed shower and tiled splashbacks, radiator.

### Bedroom Two

10'5" x 8'8" (3.18 x 2.65)



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

### Bedroom Three

9'1" x 8'4" (2.77 x 2.55)



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

### Bathroom



Having ceramic tiled flooring and neutral decor with rear aspect obscure wooden framed window, bathtub with chrome mixer tap having shower attachment, low flush wc, wash hand basin set to worktop with chrome hot and cold taps.

### OUTSIDE

#### Garage

An integral garage with light, power and metal up and over door.

## 2 Alders Brook, Hilton, Derbyshire, DE65 5HF

### Frontage and Driveway

To the front you will find a Tarmacadam double driveway and passage leading to the rear.

### Rear Garden



To the rear you will find a modest, enclosed garden which is laid to lawn, with some border and 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: £1000 pcm

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. Scoffield 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.

### What3Words Location:

///compliant.rare.toads

### Disclaimer

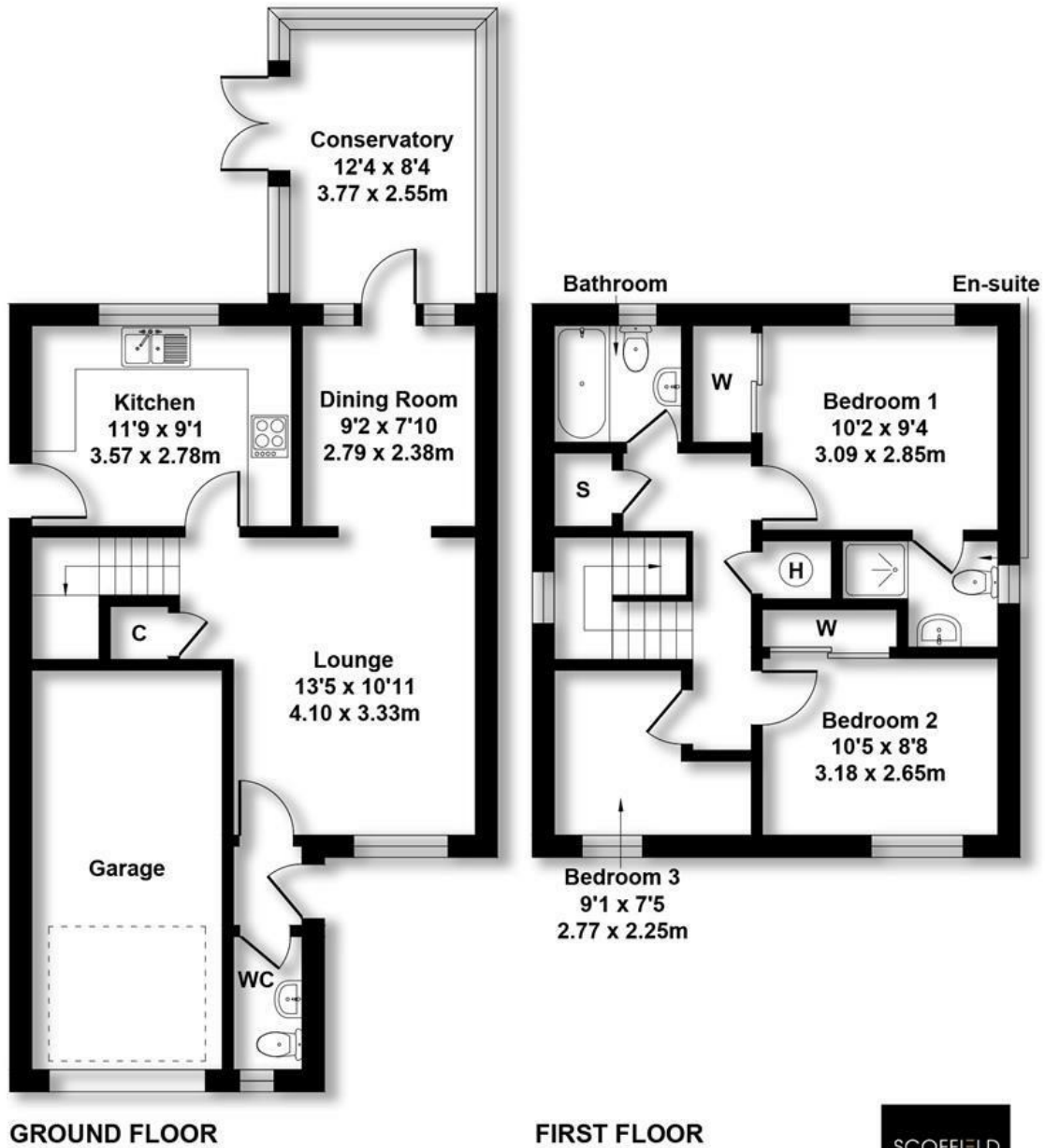
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each 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.



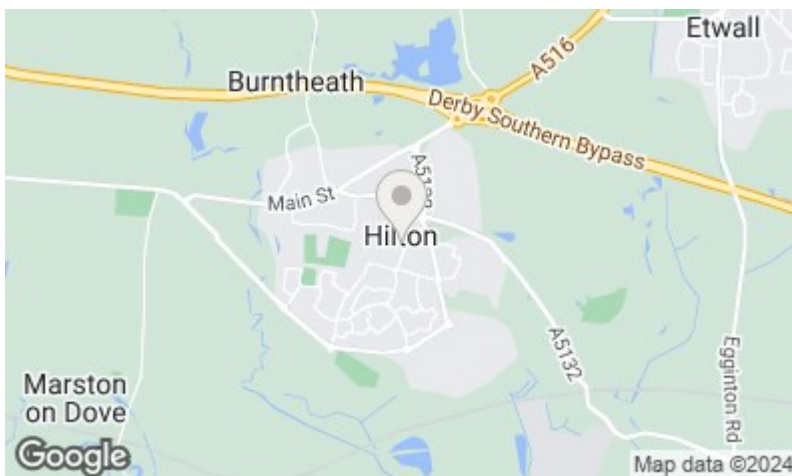
Sales: 01283 777100  
Lettings: 01332 511000  
[www.scoffieldstone.co.uk](http://www.scoffieldstone.co.uk)

# 2 Alders Brook

Approximate Gross Internal Area  
1162 sq ft - 108 sq m



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		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	64	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**Mickleover Office**  
11 The Square,  
Mickleover,  
Derby DE3 0DD

**Hilton Office**  
Unit 6, Neighbourhood Centre  
Witham Close,  
Hilton, Derby DE65 5JR

**t:** Sales 01283 777100  
**t:** Lettings 01332 511000  
**e:** info@scoffieldstone.co.uk  
**w:** www.scoffieldstone.co.uk

Co Reg No. 8975758 VAT No. GB186513980