

82 Thames Way, Hilton, Derby, Derbyshire, DE65 5NB

Offers Around £332,000

This immaculate 4-bedroom detached property in a desirable area near schools and green spaces offers spacious living areas, a master bedroom with en-suite, a charming conservatory, and a low-maintenance private garden perfect for families.

Don't miss out on the chance to make this stylish, detached property your new home sweet home!



Sales: 01283 777100
Lettings: 01332 511000

www.scofieldstone.co.uk

Summary description

CHAIN FREE - Welcome to this immaculate 4-bedroom detached property, perfect for families, located in a desirable area near schools, green spaces, and walking routes.

Upon entering, you are greeted by a comfortable lounge with a charming bay fronted window, ideal for relaxation and entertaining guests. The property boasts a well-maintained kitchen with dining space and access to the conservatory, allowing plenty of natural light to flood in.

The master bedroom features an en-suite bathroom, offering a private retreat within your own home. The second bedroom comes complete with built-in wardrobes, providing ample storage space. Additionally, there are two more bedrooms, one double and one single, catering to various needs.

One of the standout features of this property is the conservatory, providing a lovely space to enjoy the surrounding garden views. The property also includes a study and a utility room, adding extra convenience to your daily life.

Outside, you will find a low-maintenance, private garden perfect for outdoor activities and relaxation. With a wood burning stove, parking, and garden space, this property offers a fantastic opportunity for a family looking for a comfortable and welcoming home.

Entrance Hall

Having ceramic tiled effect flooring and stylish decor with front aspect part obscure glazed composite main entrance door, front aspect upvc double glazed window, two radiators. Rear aspect part glazed composite door to rear garden.

Lounge

14'11" x 10'8" (4.57 x 3.27)



Carpeted and stylishly decorated with front aspect upvc double glazed bay window, tv point, telephone point, radiator.

Study

15'3" x 4'7" (4.67 x 1.41)



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

Kitchen/Diner

14'1" x 11'9" (4.31 x 3.6)



Having ceramic tiled effect flooring and stylish decor with access to conservatory, inset lights to ceiling, a range of fitted wall and floor units to shaker style with stone effect roll edge worktop and tiled splashbacks, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap, under counter space and plumbing for appliances, integrated electric oven with gas hob over.

Conservatory

12'10" x 11'3" (3.93 x 3.44)



Carpeted and neutrally decorated with rear aspect upvc double glazed windows and door to garden, fully glazed roof, contemporary wood burning stove.

Utility Room

Having ceramic tiled effect flooring and neutral decor, wall mounted cupboards, worktop, under counter space and plumbing for appliances.

Guest Cloakroom/WC

Having ceramic tiled effect flooring and stylish decor with rear aspect obscure upvc double glazed window, pedestal wash hand basin with chrome hot and cold taps, low flush wc, radiator, wall mounted gas boiler.

Stairs/Landing

Carpeted and stylishly decorated with access to roof space.

Bedroom One

14'9" x 10'8" (4.5 x 3.27)



Carpeted and stylishly decorated with front aspect upvc double glazed window, built in cupboard, radiator.

En Suite Shower Room

Having ceramic tile effect laminate flooring and stylish decor with front aspect obscure upvc double glazed window, tiled splashbacks, vanity cupboard with inset wash hand basin having chrome monobloc tap, low flush wc, shower enclosure with plumbed rainwater shower.

Bedroom Two

9'10" x 8'9" (3.01 x 2.67)



Carpeted and neutrally decorated with front aspect upvc double glazed window, built in wardrobe, radiator

Bedroom Three

12'1" x 7'1" (3.69 x 2.18)



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

Bedroom Four

8'8" x 7'10" (2.66 x 2.4)



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

Bathroom



Having wood effect cushion flooring and neutral decor with rear aspect obscure upvc double glazed window, tiled splashbacks, low flush wc, pedestal wash hand basin with chrome monobloc tap, bathtub, inset lights to ceiling, radiator.

OUTSIDE

Frontage and Driveway

With a mixed tarmac and block paved driveway, providing adequate parking for two vehicles.

Rear Garden



Having a mixture of paved patio and artificial lawn. Gated access to frontage, cold water tap, outdoor power socket, wood store, potting shed.

Material Information

Council tax band: D

Annual charge: £2005.06 a year (£167.09 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 4 bedrooms, 1 bathrooms, 1 receptions

Electricity supply: Mains electricity

Solar Panels: No



Sales: 01283 777100
Lettings: 01332 511000
www.scofieldstone.co.uk

82 Thames Way, Hilton, Derby, Derbyshire, DE65 5NB

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Driveway

Building safety issues: No

Restrictions: None

Public right of way: No

Flood risk: No

Coastal erosion risk: No

Planning permission: No

Accessibility and adaptations: None

Coalfield or mining area: No.

Energy Performance rating: Survey Instructed (potential rating is C)

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

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.

Buying to Let?

Guide achievable rent price: £1250 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. 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.

Location / what3words

///grit.impaired.fuzz

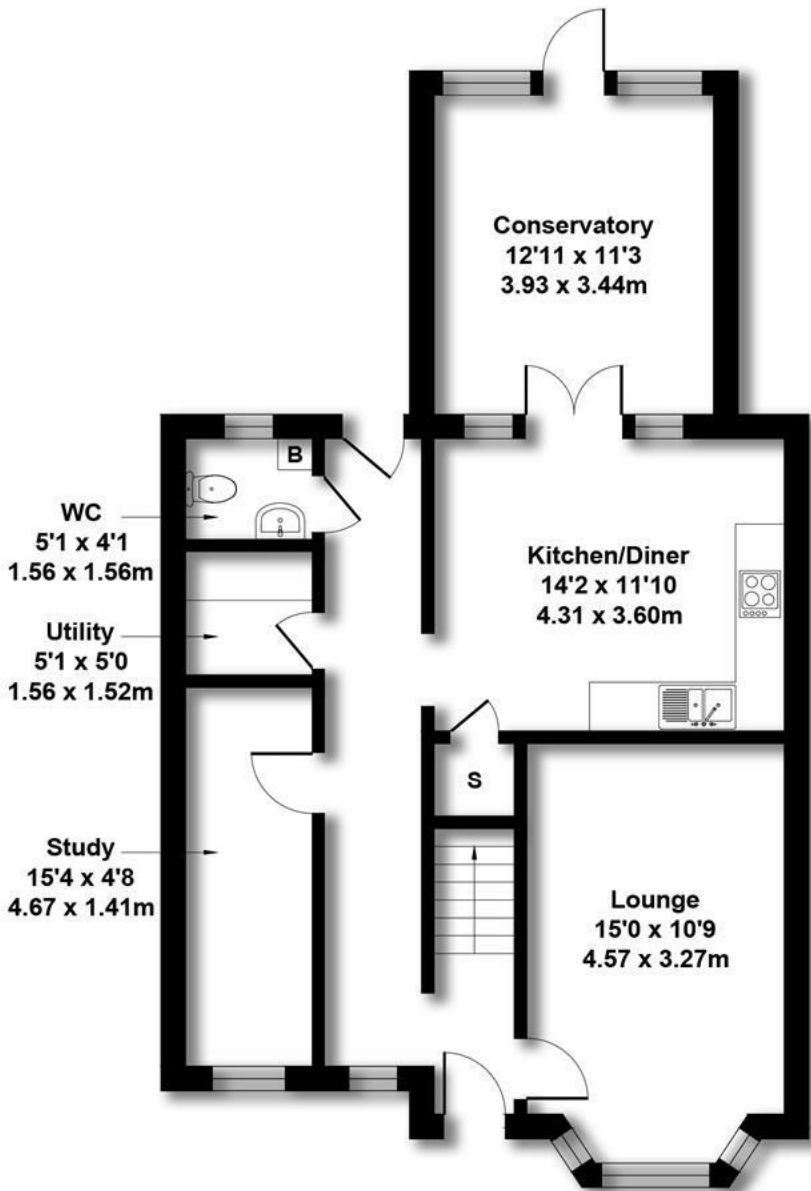


Sales: 01283 777100

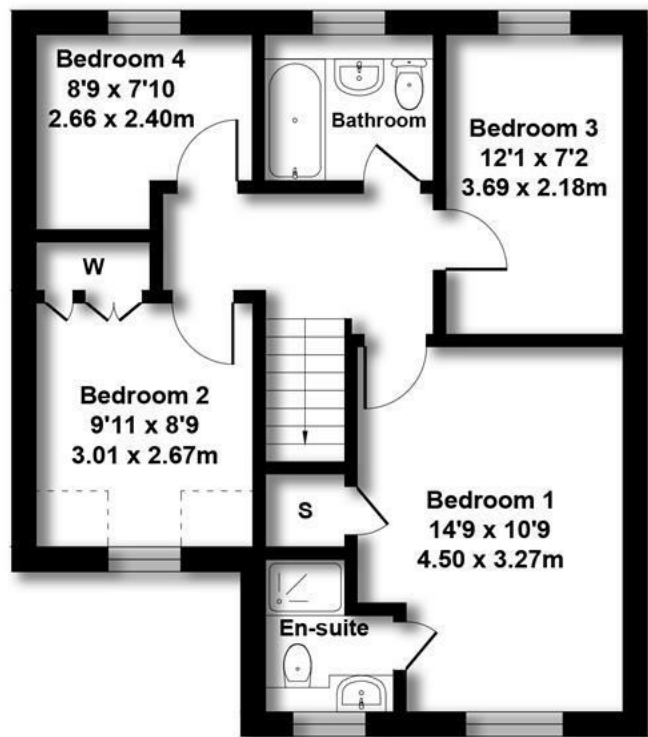
Lettings: 01332 511000

www.scofieldstone.co.uk

82 Thames Way

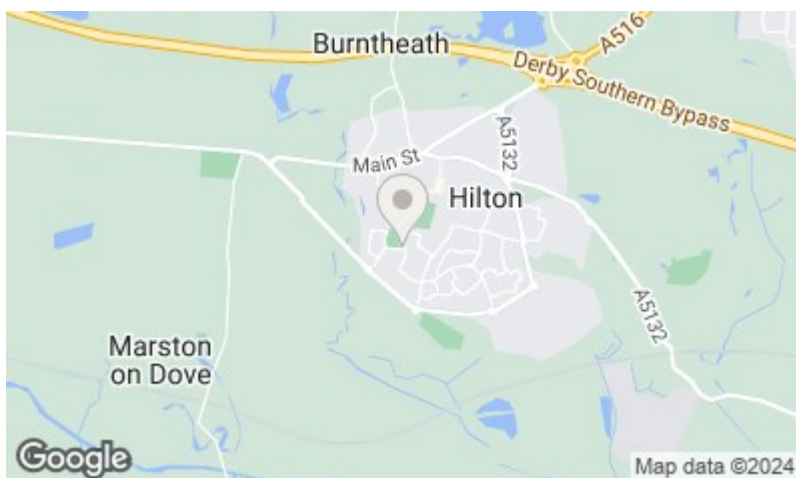


GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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	77	87

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		



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