



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

**£325,000**

CHAIN FREE - This immaculate 4-bedroom detached property, located in a highly desirable area near top-rated schools, beautiful green spaces, and just a 2-minute walk to the local park offers everything for a modern family. Viewing is highly recommended to gain an appreciation for the space.



Sales: 01283 777100  
Lettings: 01332 511000

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### Summary description

This immaculate 4-bedroom detached property, located in a highly desirable area near top-rated schools, beautiful green spaces, and just a 2-minute walk to the local park offers everything for a modern family. Viewing is highly recommended to gain an appreciation for the space.

The village of Hilton is located within the A50 corridor and very easy access to A38 and the M1. Close to local cities of Derby and Nottingham. Situated near good primary schools which are within walking distance and a bus service for the local secondary school.

Upon entering, you are greeted by an inviting entrance hall with stylish ceramic tile-effect flooring and contemporary décor. The recently decorated lounge, measuring 14'11" x 10'8", is carpeted and features a bay window and is a perfect space to relax and entertaining guests.

The heart of this home is the well-maintained kitchen/diner. With dimensions of 14'1" x 11'9", the ceramic tile-effect flooring which flows through the downstairs and recently decorated. The kitchen gives direct access to the garden room. The kitchen includes a fitted electric oven and gas hob with stone-effect roll edge worktops. There is space for a dishwasher plus for other worktop appliances.

Under the stairs is a large cupboard area which gives plenty of additional space for any overflow items.

The utility room is a designated space for the washing machine and tumble dryer is provided in the utility room with additional wall units included to provide extra space and storage.

One of the standout features of this property is the garden room, measuring 12'10" x 11'3". It offers garden views and is equipped with a contemporary wood-burning stove, making usable room all through the year. The garden is west facing so makes use of the summer sun and long evenings with wonderful sunsets.

The garden overlooks the low-maintenance garden and the house backs onto a wildlife area, providing a peaceful and scenic backdrop that is not overlooked.

The Study / Playroom is a good feature room located off the main hallway gives space for a wide variety of uses.

The master bedroom is a spacious haven, complete with an en-suite bathroom that includes a rainwater shower. The room has ample space for bed and side units. Integrated blackout blinds have been installed into the window frames for extra and light reduction privacy when required. The room and en-suite have recently been decorated and upgraded and extra storage is provided above the stair cavity providing a great space for towels, extra drying and other consumables. The second bedroom features built-in wardrobes and is big enough to for any growing child or as a guest room. The remaining two bedrooms provide good spaces as bedrooms or a study/ office. Bedroom 4 is used as a walk-in wardrobe currently, but these units will be removed on sale. The family bathroom is stylishly decorated with wood-effect cushion flooring, a bathtub, and modern fixtures.

The frontage includes a mixed tarmac and block-paved driveway, providing off street parking for two vehicles. House also includes a boarded loft space to provide further storage plus a large outdoor shed which gives ample space for outdoor tools and furniture and is linked to an outdoor log store. This stylish, detached property is perfect for families looking for a comfortable and welcoming home in a prime location.

Schedule your viewing today and experience the charm and elegance of this exceptional 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 / Playroom**

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.

**Garden Room**

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.

**Bedroom Three**

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



Carpeted and stylishly decorated with rear aspect upvc double glazed window, 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 Four**

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



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

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)

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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.

For further Material Information about this property please visit: <https://moverly.com/sale/KR4cev3UGU2GiGLTaWjHaJ/view>

## 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 03/2021

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of

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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 or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

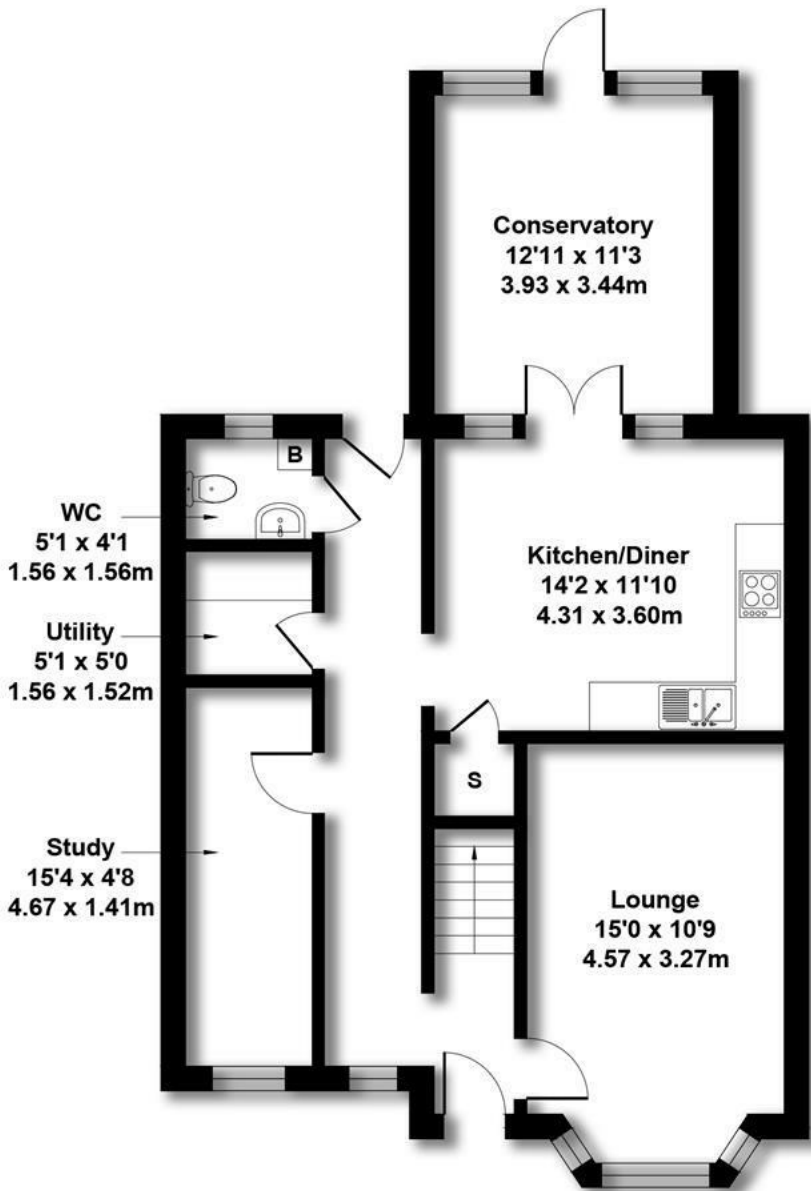
### Location / what3words

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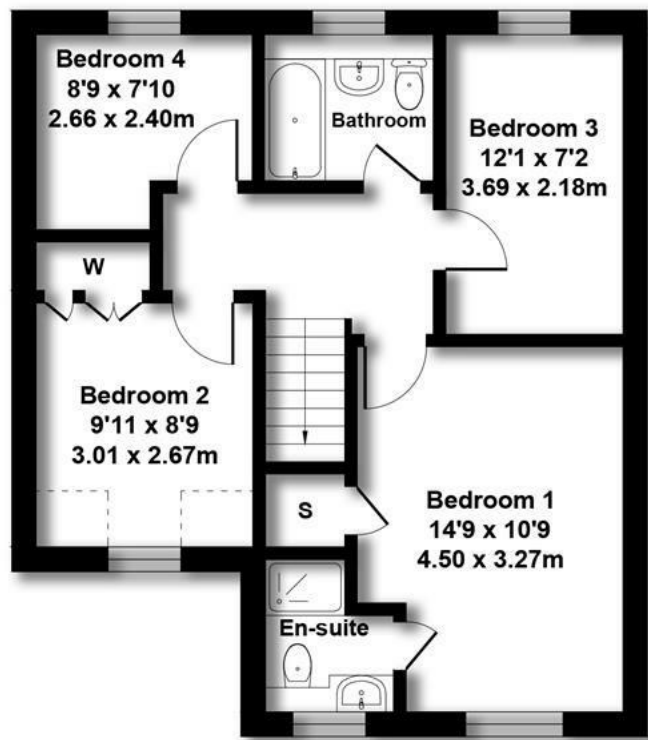


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**GROUND FLOOR**



**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			87
(81-91) B		77	
(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 <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	



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