



**11 Sherman Close, Hilton, Derby, DE65 5HJ**

**Offers In The Region Of £195,000**

CHAIN FREE – Situated in a cul de sac position, Scofield Stone are pleased to offer for sale this two bedroom semi-detached home, which is ideal for the first time buyer or investor. The property requires a degree of updating throughout and benefits from a number of key features to include, but not limited to; driveway parking; garage; modest rear garden. An internal inspection is highly recommended in order to appreciate the size and quality of the accommodation on offer.

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## Summary Description

In brief the interior comprises; entrance hallway, lounge and kitchen/diner to the ground floor. At the first floor you will find the main bedroom, second bedroom and family bathroom.

Outside, to the front you will find a tarmac driveway with adequate parking for at least two vehicles, and which leads to the garage. There is a small decorative border to the front of the house itself. Needing some clearing, to the rear you will find an enclosed, private garden which will provide a relaxing environment to enjoy the outside space, with decked patio and lawn.

Hilton is a charming village located in Derbyshire, England. Nestled in the beautiful countryside, it offers a peaceful and picturesque setting for residents and visitors alike. Despite its tranquil atmosphere, Hilton is well-equipped with a range of local amenities. The village boasts several shops and services, including a grocery store, a post office, and a pharmacy, ensuring that residents have convenient access to everyday essentials. There are also a few cozy pubs and restaurants where locals can enjoy a meal or socialize with friends. For outdoor enthusiasts, Hilton offers ample opportunities for exploration. The surrounding countryside is dotted with scenic walking trails, allowing residents to immerse themselves in nature and enjoy the stunning landscapes. Additionally, there are nearby parks and recreational areas for families and individuals to engage in leisure activities. Hilton is also known for its strong sense of community spirit. The village hosts various events and gatherings throughout the year, fostering a close-knit atmosphere and providing opportunities for neighbours to connect and celebrate together. In summary, Hilton in Derbyshire provides a tranquil and idyllic lifestyle with essential amenities, natural beauty, and a warm community spirit.

## Entrance Hall

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

## Lounge

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



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

## Kitchen/Diner

12'7" x 9'3" (3.86 x 2.83)



Having wood effect laminate flooring and neutral decor with rear aspect upvc double glazed window, rear aspect part glazed timber stable door to garden, inset lights to ceiling, a range of fitted wall and floor units to cream with stone effect roll edge worktop and Metro style tiled splashbacks, under counter space and plumbing for appliances, integrated electric oven with 5 burner gas hob over and extractor hood, inset composite sink with drainer, vegetable preparation and chrome mixer tap, radiator.

## Stairs/Landing

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

## Bedroom One

12'8" x 8'3" (3.87 x 2.53)



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

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## Bedroom Two

9'6" x 8'5" (2.91 x 2.57)



Having wood effect laminate flooring and neutral decor with front aspect upvc double glazed window, walk in cupboard, telephone point, radiator.

## Bathroom



Carpeted and neutrally decorated with side aspect obscure upvc double glazed window, pedestal wash hand basin with chrome hot and cold taps, low flush wc, bathtub with chrome mixer tap having shower attachment, tiled splashbacks, radiator.

## OUTSIDE

### Garage

18'7" x 8'5" (5.67 x 2.59)

An attached, brick built garage with metal up and over door, part glazed personnel door, light, power and wall mounted gas boiler.

### Frontage and Driveway

To the front of the property you will find a small, block paved forecourt with decorative border. A tarmac driveway with adequate parking for two cars in tandem can be found to the side.

## Rear Garden



To the rear you will find an enclosed and mostly private garden which has been landscaped to provide a mixture of decked patio and heavily planted, mature borders.

## 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/>

## 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.

## What3Words Location

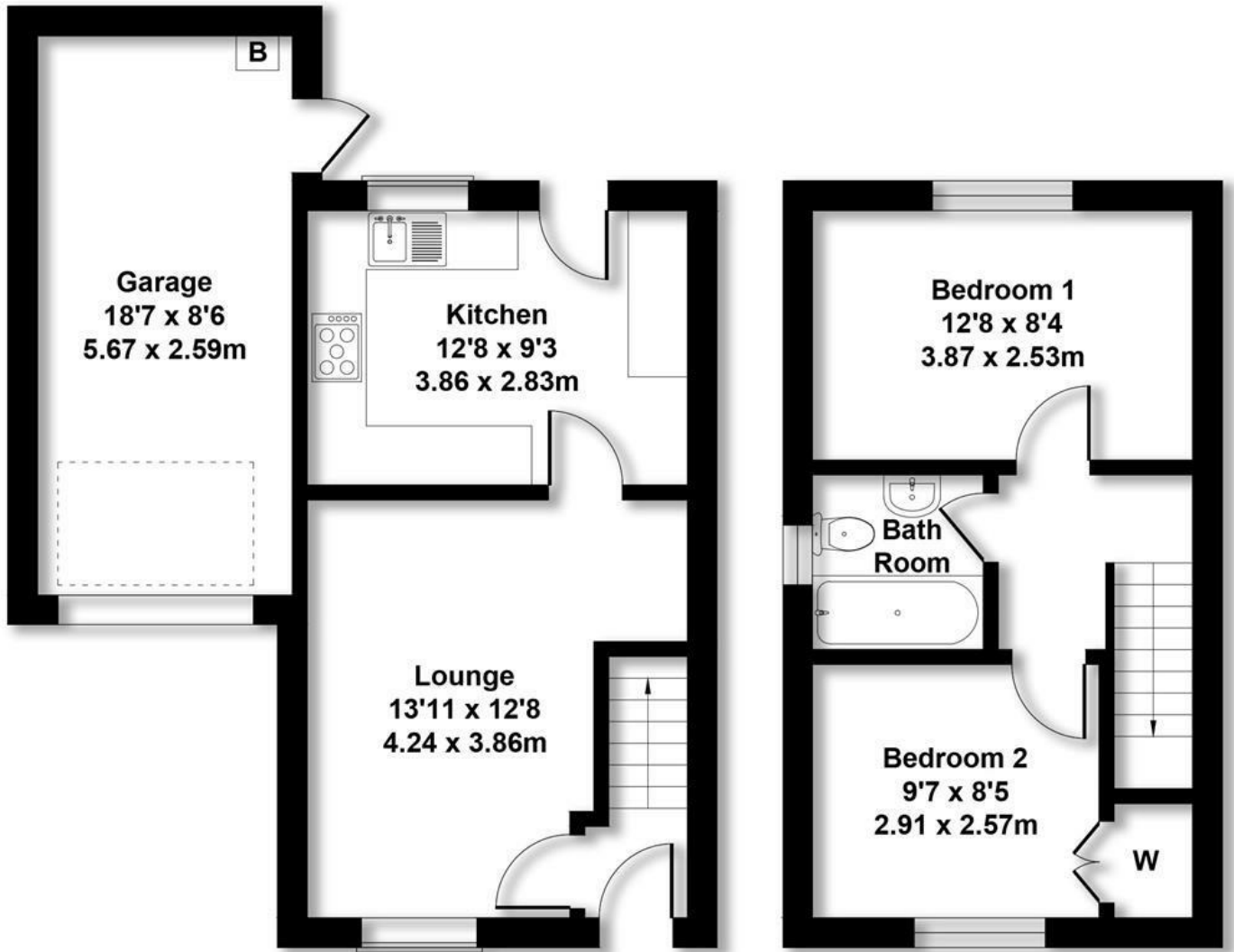
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## Disclaimer

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.

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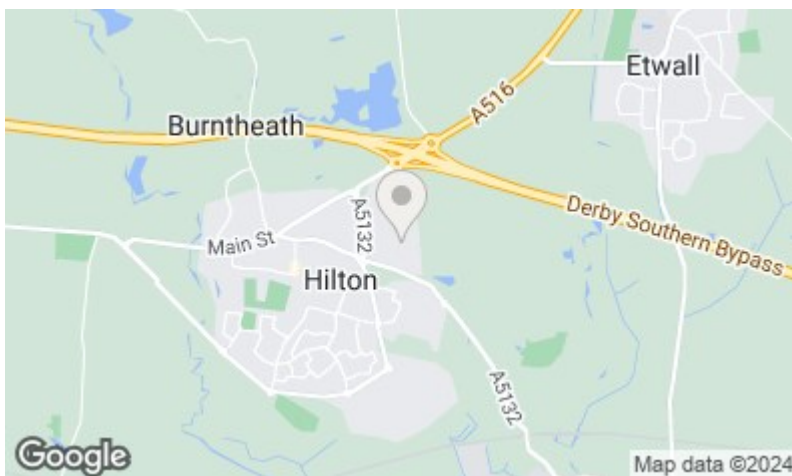
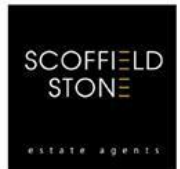
Approximate Gross Internal Area  
764 sq ft - 71 sq m



**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) <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	<b>85</b>

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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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