

**Deerwood Fold, Plot 033, The Davenham Lucas Lane, Hilton, Derby, DE65 5FL**

**£334,750**

Classic architecture and contemporary style create the perfect combination in the Davenham. With a generous lounge and an open-plan kitchen/dining/family room leading out to the garden, this is a home designed for easy living. The master bedroom has a private ensuite while the 2 further bedrooms share a sleek and stylish family bathroom.



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

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## Ground Floor

### Entrance Hallway

### Lounge

10'4 x 17'5 (3.15m x 5.31m)

### Kitchen / Diner / Family Room

19'1 x 9'6 (5.82m x 2.90m)

### WC / Cloaks

3'9 x 5'8 (1.14m x 1.73m)

## First Floor

### Bedroom One

10'4 x 11'9 (3.15m x 3.58m)

### En-suite

10'5 x 2'11 (3.18m x 0.89m)

### Bedroom Two

10'5 x 10'6 (3.18m x 3.20m)

### Bedroom Three

8'5 x 9'8 (2.57m x 2.95m)

### Bathroom

8'5 x 5'7 (2.57m x 1.70m)

## Welcome to Deerwood Fold

Set on the fringe of the village of Hilton, this impressive development offers a choice of spacious 2, 3 and 4 bedroom homes. Deerwood Fold offers a thoughtful selection of architectural designs to suit your lifestyle. So whether you're looking for your first home, need more space for your growing family, or perhaps it's time to downsize to a more manageable, well-insulated home, you've come to the right place.

Hilton is a thriving village bordered by the meandering River Dove as it makes its way through the Derbyshire countryside. With all the benefits of good village schools, shops, sports clubs and historic pubs, living in Hilton means you're never far from country parks and the wonderful natural surroundings of the Peak District. Deerwood Fold has all the hallmarks of high-quality design and stylish finishes that make a Morris house somewhere special to come.

## Loving the Village Life

As well as shops for everyday essentials and supermarkets within easy reach, there's so much to do in Hilton and even more within a few minutes of the village. Hilton Village Hall hosts all sorts of activities from tots' soccer to bowls or yoga classes. By contrast, the Memorial Meadow in the heart of the village is perfect for quiet reflection.

Younger members of the family can enjoy scouts and guides groups or head to the skate park to scoot or skateboard. Nearby, the scenic Hilton Gravel Pits are now teeming with wildlife and lots of trails to explore.

Hilton was mentioned in the Domesday Book in 1086. These days, building on its ancient heritage, Hilton has forward-thinking schools and an abundance of shops, cafes and restaurants.

## Sporting Scene

You'll never be short of sports to enjoy in Hilton. The

family-friendly cricket club welcomes players of all ages and abilities. Hilton Harriers Football Club now has more than 30 teams and 400 players. The Club is run by volunteers and has two pitches at The Mease, as well as changing facilities.

Challenge yourself on the fairways of Burton upon Trent Golf Club, or make a splash in the pool at Etwall Leisure Centre, where you'll also find facilities for tennis, gym, cycling studios and AstroTurf pitches, providing great locations to improve your chosen sport or try something new.

## The Education Equation

You'll find lots of good primary schools within easy reach of Deerwood Fold. Mease Spencer Academy Primary School and Hilton Spencer Primary School are both less than a mile away, so walking to school can become a way of life.

Older children can opt for John Port Spencer Academy, one of the biggest academies in the country, with a the facilities to provide a curriculum enabling the combination of an academic and enriched sports offering. Further afield is Littleover Community School with an 'outstanding' Ofsted rating. Alternatively, a choice of independent schools, Derby Grammar School and Repton School, are both within 6 miles.

## Travelling Light

Deerwood Fold is just minutes from the Derby Southern Bypass (A50) which leads west to Uttoxeter and east to the M1 and the UK's motorway network via Castle Donington. With excellent links to Derby and Burton upon Trent, the Peak District and Birmingham, Hilton has great connections. And when you're jetting away, East Midlands Airport is 18 miles away while Birmingham International is within 38 miles.

From Willington train station, 3.5 miles away, direct trains take just 8 minutes into the centre of Derby or to Birmingham New Street from 40 minutes. Derby train station provides direct services to London St Pancras International in an hour and a half.

## Morris Homes - Thinking Differently

We know that it takes more than a house to make a home. A home requires love, care, and that little bit of magic that you can sometimes see, and always feel.

That's why we don't just build houses for our customers. We create places they'll be proud to call home. Why? Because we're as house proud as you are.

We design homes that delight and surprise both inside and out - spaces equipped for modern lifestyles which are comfortable, easy to live in and take into consideration life's practical demands. But we look beyond the home too. We consider the whole environment, creating natural landscapes and wonderful surroundings that you'll enjoy coming home to every day.

We create places where people love to spend time, quality homes that are characterful, individual, and that "just feel right".

## From the Architect

Designing for Morris is both exciting and challenging. We really encourage each other to think differently, to be varied and unique with our designs.

At Deerwood Fold we've ensured that our homes remain interesting, varied and part of a community to emulate the more historic details of the surrounding area, providing crafted detail such as brick eaves and stone sills.

We felt it was important for Deerwood Fold to complement the



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natural environment as well, which is why our landscaping uses a diverse range of mature trees and plants to create established green spaces that feel part of the wider area.

Inside, the variety continues. Some homes have been designed to feature beautiful vaulted ceilings, which give a light and airy feel to a room as well as that elusive wow factor every customer desires.

With all Morris homes, every single square metre of space has been considered so we make the best use of it.

### Experts in Interiors

With an unwavering commitment to quality, from the taps right down to the cupboards, we finish every one of our homes to an impeccable standard.

Handpicking our fixtures and fittings from prestigious names such as Neff and Amtico, our partners are renowned for their quality and timeless style.

So whether you buy a finished home or reserve a plot, you can be sure it will be fitted to a high specification.

### Your Home, Your Style

No doubt, a home should feel unmistakably yours and have a true stamp of individuality. At Morris, you'll have the opportunity to do just that, personalising your home with a choice of beautifully selected interiors.

It's your blank canvas, there for you to make your own, without the hard work of renovating. We've even created recommended combinations that work brilliantly together, so your home will always have that interior designer touch.

Not to mention those added elements, such as fireplaces and Granite worktops, that can really bring your style to life.

### Material Information

Council Tax Band: Not yet registered

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: £1100 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.

Images shown are indicative of style only and may not represent the actual plot being advertised.

### What3Words Location

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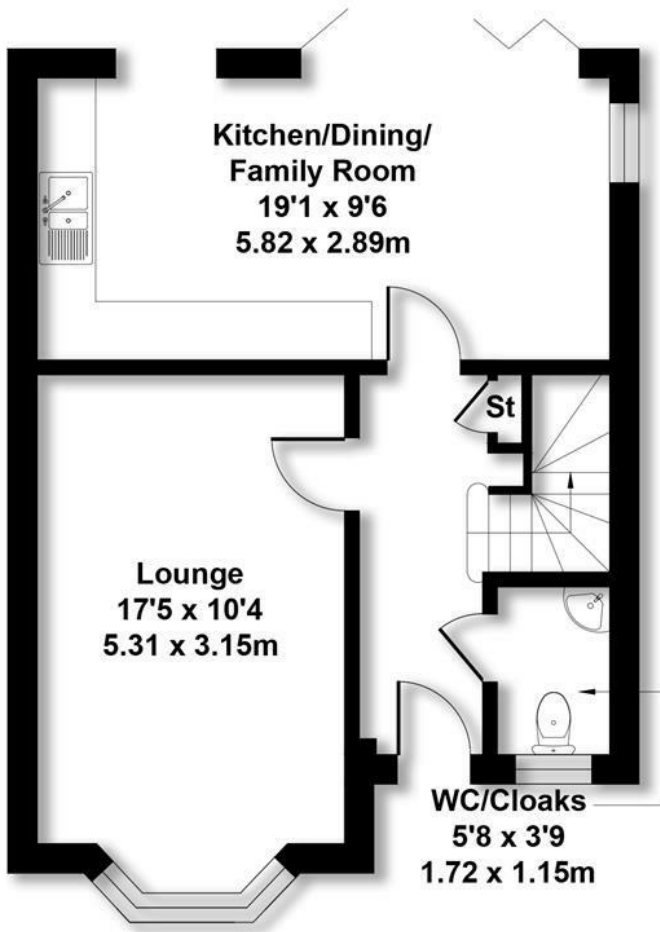


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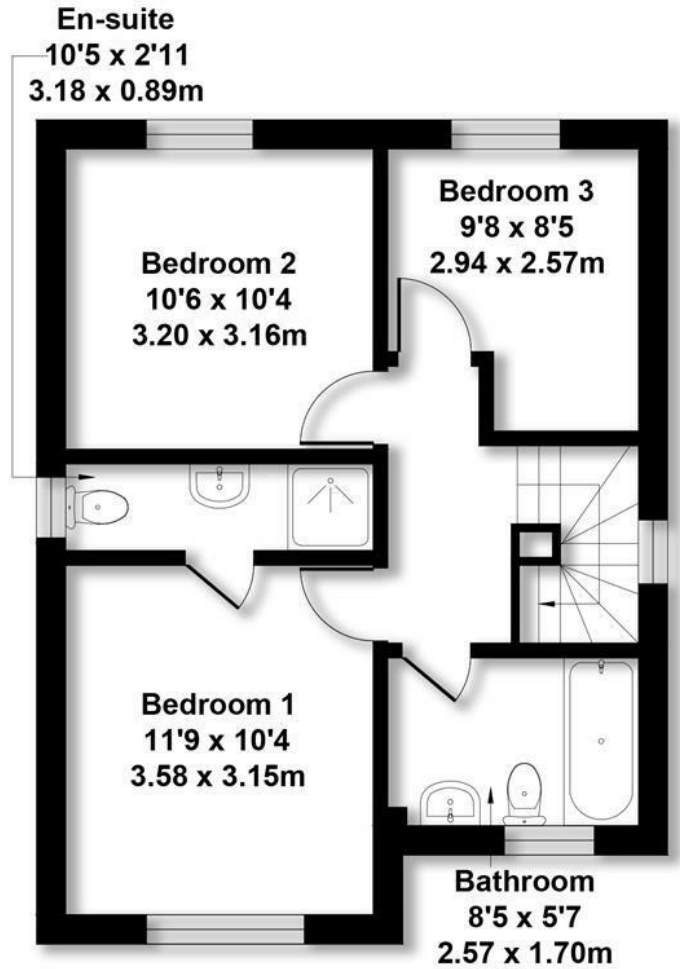
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# The Davenham

Approximate Gross Internal Area  
947 sq ft - 88 sq m

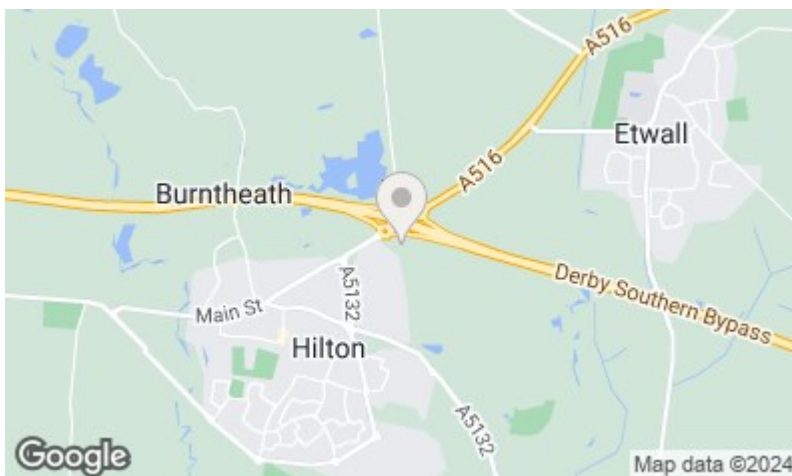


**GROUND FLOOR**



**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	

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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