



**1 Orwell Road, Hilton, Derby, DE65 5LR**

**£225,000**

Scofield Stone is pleased to bring to sale this lovely semi-detached house. Having three bedrooms and is nestled in a cul-de-sac location. The generously sized kitchen/diner lounge is perfect for cooking and entertaining guests with a separate lounge. The three bedrooms offer ample space for a family or guests, with the main bedroom even boasting its own ensuite bathroom. The main bathroom is tastefully designed and equipped with all the essential amenities. Outside there is a driveway providing ample parking and a rear garden that is low maintenance and beautifully tended to. Being in a Cul-de-sac location there is access to a green area, fantastic for picnics and peaceful walks. Don't miss out on the opportunity to own this home being chain free located in a highly sought-after area.



Mickleover: 01332 511000

Hilton: 01283 777100

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## Summary

Orwell Road is conveniently situated for access to local amenities including shopping in Hilton, local schools including John Port Spencer Academy and two Primary Schools, public transport routes, recreational facilities including the recently developed nature walk at Hilton Valley and the Hilton gravel pits local nature reserve. The village has excellent road links to the A50 and A38.

## Hallway

Part glazed timber/steel main entrance door to the front aspect, tiled flooring, under-stairs storage, stairs to the first floor and doors off to:

## Lounge

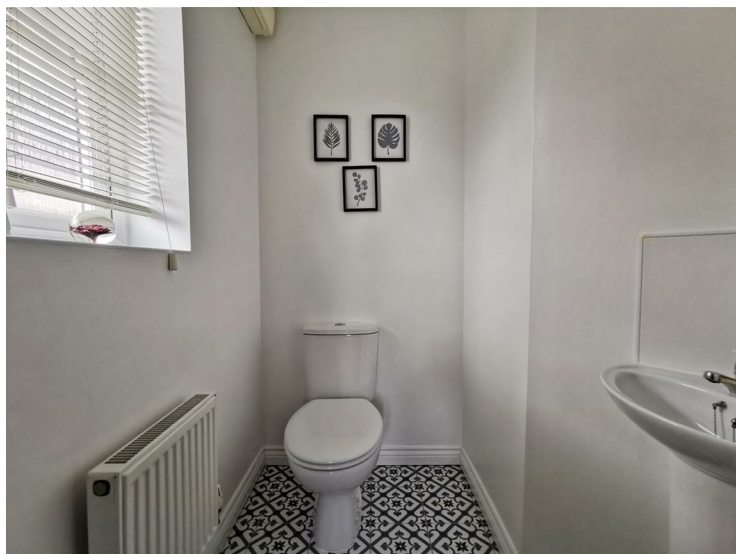
17'1" x 9'10" (5.21m x 3.02m)



With uPVC Double glazed Patio doors to the rear and window to the front. Electric fire set in Portuguese sandstone surround and hearth. Carpet flooring and two radiators.

## Guest Cloakroom

3'4" min x 4'9" (1.04m min x 1.47m)



Fitted with a two-piece white suite comprising low-level WC and

corner pedestal wash hand basin. Tiled flooring, radiator and uPVC double-glazed window to the side aspect.

## Kitchen Diner

15'11" x 12'9" or 13'5" (4.87m x 3.89m or 4.11m)



Ceramic tiled flooring, electric oven gas hob, extractor over, stainless steel sink and drainer plumbing for dishwasher and washing machine plus space for fridge freezer. Gas combi Boiler housed in the wall cupboard. Understairs cupboard and part glazed timber/steel door to the rear garden.

## Landing

Having loft access and doors off to:

## Bedroom One

9'4" x 13'4" max (2.87m x 4.08m max)



With a built-in wardrobe radiator and two uPVC double-glazed windows to the front aspect.

**Ensuite**



Fitted with a matching three-piece white suite comprising of shower cubicle, low-level WC and wash basin, with wall mounted radiator and uPVC double-glazed window to the front aspect.

**Bedroom Three**

7'8" x 6'8" (2.36m x 2.05m)



Currently being used as a dressing room, with uPVC double-glazed window to the rear aspect, radiator and carpet flooring.

**Bedroom Two**

9'1" plus doorway x 10'10" max (2.77m plus doorway x 3.32m max )



Having an uPVC double glazed window to the front aspect, store cupboard, radiator and carpet flooring.

**Bathroom**

9'4" x 6'4" (2.87m x 1.95m)



Fitted with a matching three-piece white suite comprising; panelled bath, low-level WC, wash hand basin, with feature tiled splash backs, wall-mounted radiator and window to the rear.

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## Outside



Low-maintenance garden with artificial lawn, timber shed, decking area, established bushes and border plants. There is also gated access to the concrete printed driveway providing parking for two cars.

### Material Information

Council Tax Band: C

Consumer Protection: There are no declared consumer protection issues for this property.

Mobility: There are no mobility improvements for this property

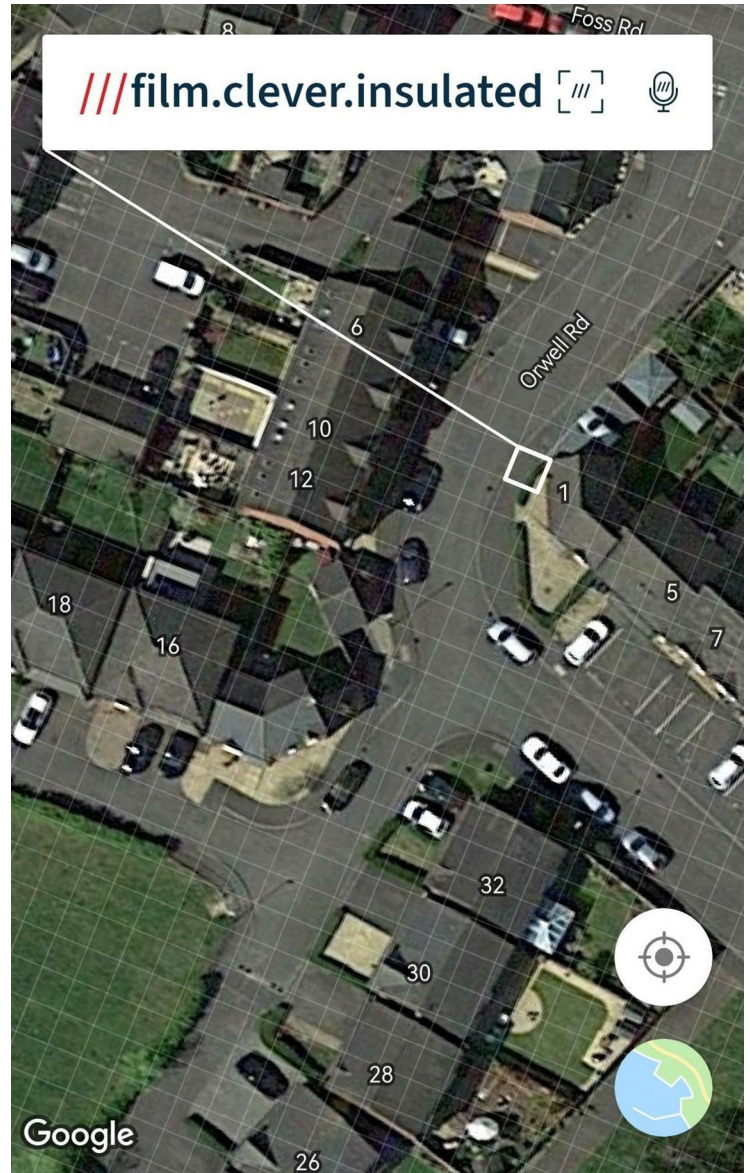
Air Quality: Get air quality data for this address here: <https://addresspollution.org/>

### Buying to Let?

Guide achievable rent price: £950pcm

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:



### 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.



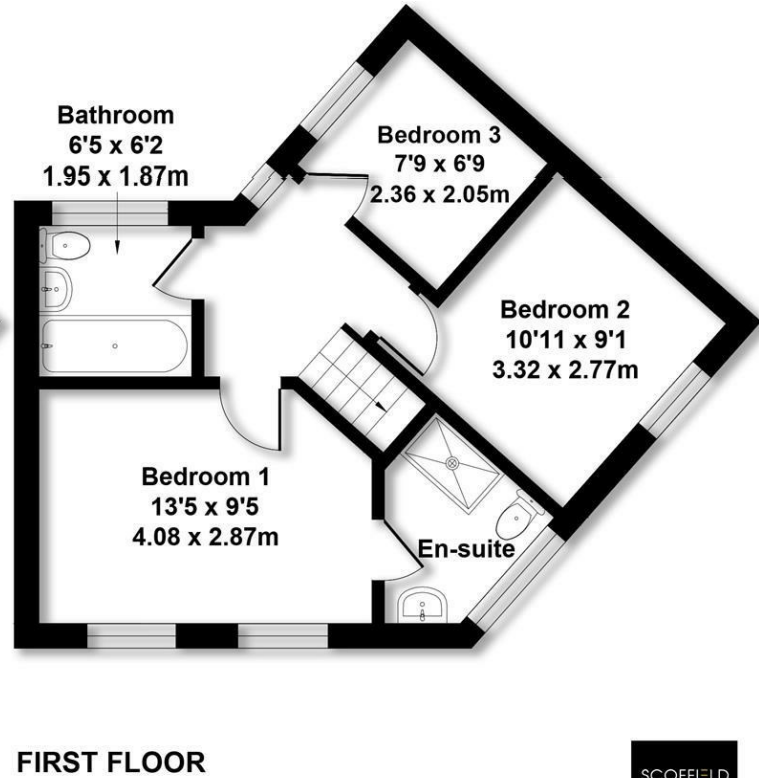
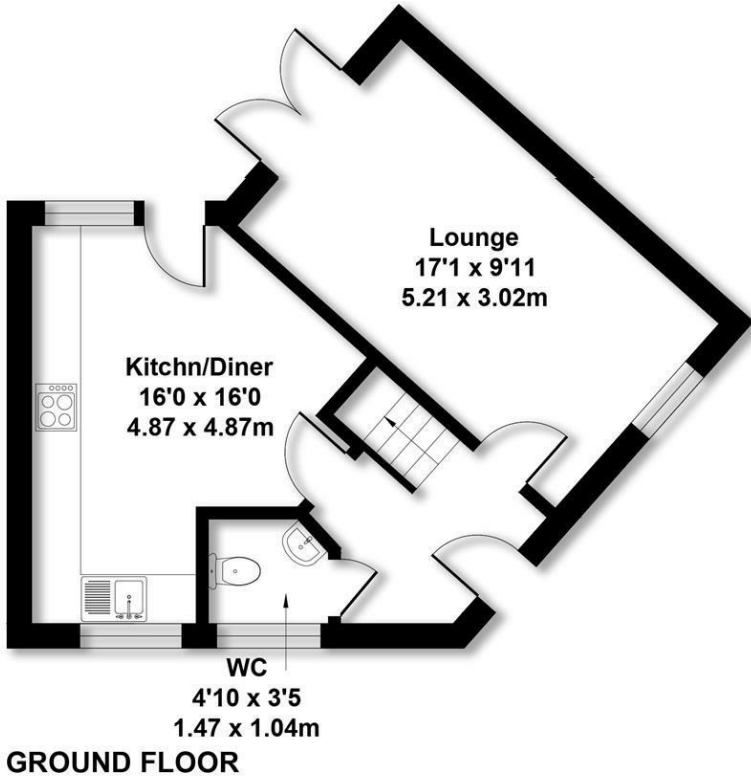
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Approximate Gross Internal Area  
850 sq ft - 79 sq m



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			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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