

**2 Washford Road, Hilton, Derby, DE65 5HN**

**£340,000**

Scofield Stone is excited to offer this detached family home for sale. Requiring slight modernization on the ground floor, it's an excellent chance to personalize your space. The home features four bedrooms, a newly refurbished bathroom, two reception rooms, a conservatory, and a utility kitchen. Ideal for families, it includes a master bedroom with an en-suite, built-in wardrobes, a garden, garage, and off-street parking, located near essential amenities and transport links.

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### Summary Description

Scofield Stone are pleased to present to the market for sale this detached family home. In need of a modicum of modernisation to the ground floor the property provides an excellent opportunity to craft a space tailored to your personal taste.

The property boasts four bedrooms, three of which are doubles, making it ideal for families. The master bedroom includes an ensuite and built-in wardrobes, while the single bedroom also benefits from built-in wardrobes, optimising the use of space.

The house features a newly refurbished bathroom with a heated towel rail for added comfort. The kitchen comes equipped with a utility room and breakfast space, providing a versatile area for cooking and dining.

The property houses two reception rooms, one of which showcases a bay window and an attractive inglenook fireplace, adding both light and warmth to the space. The second reception room offers a garden view via the conservatory, creating a serene atmosphere.

Additionally, the property includes a conservatory with garden access, expanding the living area and allowing for a seamless connection with the outdoors. It occupies a generous corner plot, offering potential for further development, subject to necessary permissions being sought.

Other unique features include a garage and off-street parking, providing ample space for vehicles. A generous, walled garden provides a private outdoor space for relaxation or play.

The location is highly desirable, offering proximity to public transport links, schools, local amenities, parks, and walking routes. With a fireplace, garage, parking, and garden, this home offers immense potential for a family looking to make their mark on a property.

### Entrance Hall

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

### Lounge

19'3" (into bay) x 10'11" (5.89 (into bay) x 3.33)



Carpeted and neutrally decorated with front aspect upvc double glazed bay window, a generous brick inglenook fireplace with open fire and part obscure glazed upvc double glazed windows to left and right of the chimney breast, two radiators, tv point, double doors to:-

### Dining Room

11'2" x 9'7" (3.41 x 2.94)



Having wood effect cushion flooring, rear aspect sliding upvc double glazed patio doors to conservatory, radiator.

### Conservatory

9'2" x 10'5" (2.81 x 3.2)



Having ceramic tiled flooring and open brick lower walls with upvc double glazed windows and translucent roof, French doors to garden.

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### Breakfast Kitchen

10'5" x 16'0" (3.18 x 4.89)



Having wood effect laminate flooring and neutral decor with rear aspect upvc double glazed window, part obscure glazed upvc door to side entry, a range of fitted wall and floor units with stone effect roll edge worktop, tiled splashbacks, integrated electric oven with gas hob over, under counter space and plumbing for appliances, inset composite sink with drainer, vegetable preparation and chrome chef's tap, radiator.

### Utility Room

6'2" x 5'0" (1.88 x 1.54)

Having wood effect laminate flooring and neutral with side aspect upvc double glazed window, fitted units, stone effect roll edge worktop with tiled splashbacks, under counter space and plumbing for appliances, radiator.

### Guest Cloakroom

Having ceramic tile effect cushion flooring, vanity unit with inset wash hand basin having chrome mixer tap and tiled splashback, low flush wc, radiator.

### Stairs/Landing

Carpeted and neutrally decorated with wooden spindle staircase, airing cupboard with hot water cylinder, access to roof space.

### Bedroom One

15'1" x 14'5" (4.6 x 4.41)



Carpeted, front aspect upvc double glazed window, radiator, fitted wardrobes, tv point.

### En Suite Shower Room

Having ceramic tile effect cushion flooring and neutral decor with side aspect obscure upvc double glazed window, low flush wc, double shower enclosure with electric shower, vanity unit with inset wash hand basin having chrome monobloc tap, tiled splashbacks, inset lights to ceiling, heated towel rail.

### Bedroom Two

13'6" (into wardrobe space) x 8'3" (4.12 (into wardrobe space) x 2.54)



Carpeted, front aspect upvc double glazed window, radiator.

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### Bedroom Three

10'4" x 10'2" (into wardrobe space) (3.17 x 3.11 (into wardrobe space))



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

### Bedroom Four

10'1" (into wardrobe) x 8'2" (3.09 (into wardrobe) x 2.51)



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

### Bathroom



Having ceramic tiled flooring and stylish decor with rear aspect obscure upvc double glazed window, tiled splashbacks, P bath with chrome mixer tap and plumbed shower over, vanity unit with inset wash hand basin having chrome monobloc tap and low flush wc, chrome heated towel rail, inset lights to ceiling.

### OUTSIDE

#### Garage

16'8" x 8'1" (5.09 x 2.47)

An integrated garage with light, power and metal up and over door.

#### Frontage and Driveway

Occupying a generous corner plot, there is a tarmac double driveway, lawn with herbaceous borders. The lawn extends along the full length of the plot, along the rear perimeter wall.

#### Rear Garden

Accessed via a side gate from the front, you will find a generous, enclosed garden with block paved patio, decked patio and lawn.

#### Material Information

Verified Material Information

Council tax band: E

Council tax annual charge: £2450.62 a year (£204.22 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 4 bedrooms, 2 bathrooms, 3 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No



Mickleover: 01332 511000

Hilton: 01283 777100

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Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing and Open fire

Broadband: FTTP (Fibre to the Premises)

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

Parking: Driveway and Garage

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: D

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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.

### 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.

### Buying to Let?

Guide achievable rent price: £1400pcm

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.

### Location / what3words

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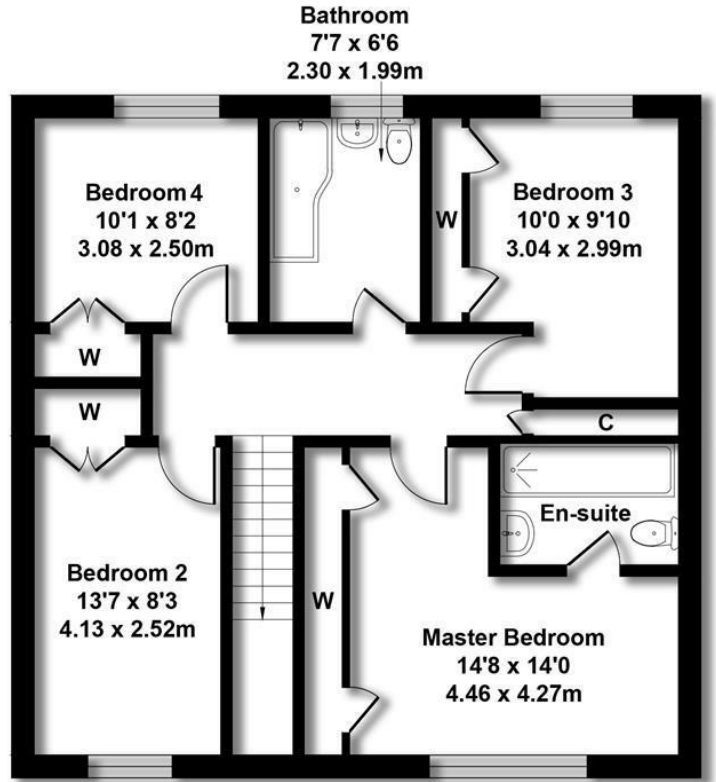
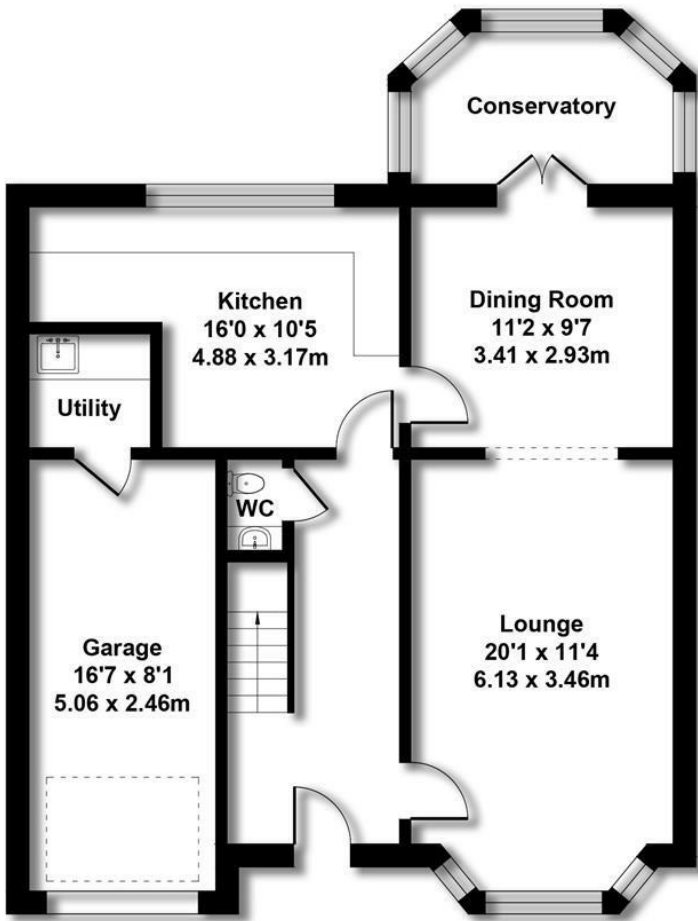
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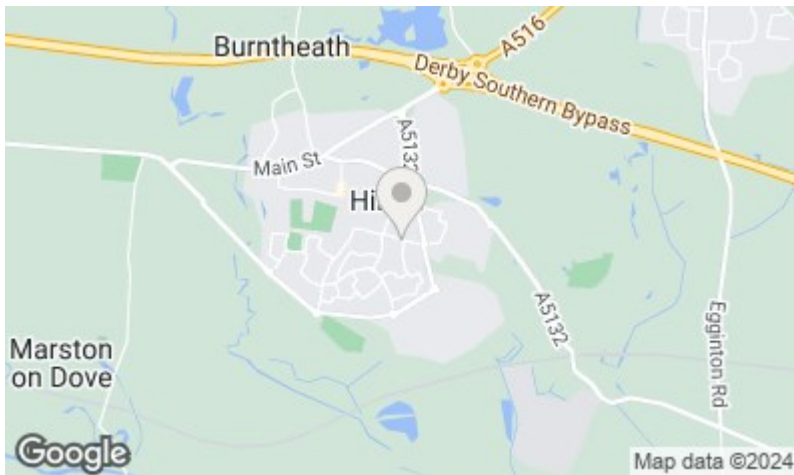
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Approximate Gross Internal Area  
1647 sq ft - 153 sq m



Not to Scale. Produced by The Plan Portal 2023  
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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	

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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