



43 Arnfield Drive, Hilton, Derby, DE65 5AA

£400,000

For sale: A detached property in excellent condition, located in a serene, green area with nearby parks and schools. Ideal for families, it features an open-plan layout, four large bedrooms, a luxurious bathroom, and a modern kitchen that opens to a low-maintenance garden. Additional amenities include a garage, driveway parking, and a study, making it a blend of comfort and practicality. Perfect for a tranquil, connected lifestyle.



Sales: 01283 777100
Lettings: 01332 511000

www.scofieldstone.co.uk

43 Arnfield Drive, Hilton, Derby, DE65 5AA

Summary Description

For sale, a detached property of impeccable condition, located in a quiet area abundant with green spaces, nearby parks, schools, and convenient walking and cycling routes. This property is ideal for families seeking a tranquil yet connected lifestyle.

The residence boasts an open-plan format to the rear, offering fluidity and a sense of spaciousness throughout. As you walk into the reception room, you are greeted by a warm, inviting lounge that is perfect for family gatherings or a peaceful retreat after a long day.

The property features four substantial bedrooms. The master bedroom is a sanctuary of tranquillity, complete with an en-suite and a walk-in closet. Bedrooms #2, #3, and #4 are all double rooms, with built-in wardrobes in bedroom #2, providing ample storage space.

The stylish bathroom is equipped with a four-piece suite that ensures a luxurious bathing experience. There is also a convenient downstairs toilet and a study room, perfect for those working from home.

The heart of the home is the open-plan kitchen, fitted with modern appliances and a utility room. It also houses a dining space and a family area, creating an ideal setting for family meals and get-togethers. The kitchen provides direct access to the garden, blending indoor living with outdoor serenity.

Outside, the property has a garage and driveway parking. The garden is a particular highlight, offering a peaceful outdoor haven. Designed for low maintenance, it allows you to enjoy its beauty without laborious upkeep.

In summary, this property is a perfect blend of comfort and sophistication, with its immaculate condition, unique features, and fantastic location. The open-plan design, combined with a selection of four bedrooms and a variety of other rooms, ensures that every member of the family has their own space.

Entrance Hall

Carpeted and stylishly decorated with front aspect composite main entrance door with side window, under stairs storage, radiator, carpet matwell to entrance.

Lounge

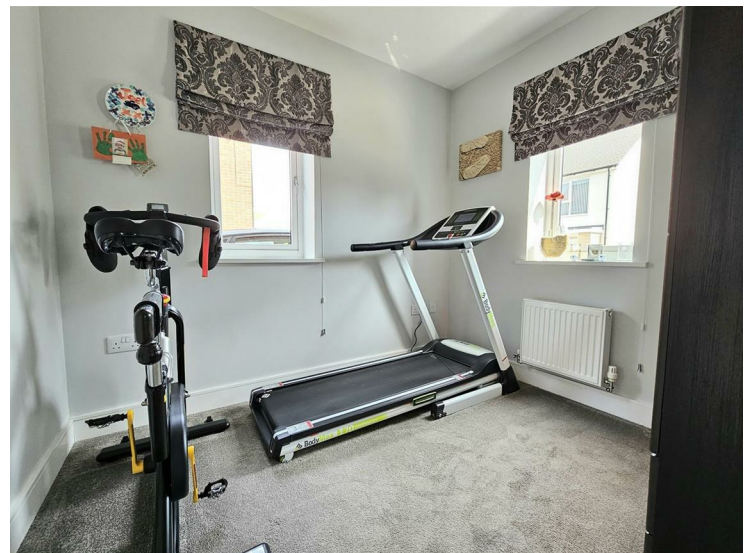
14'8" x 11'10" (4.48 x 3.62)



Carpeted and stylishly decorated with front aspect upvc double glazed window, tv and telephone points, radiator.

Study

8'7" x 8'0" (2.64 x 2.44)



Carpeted and stylishly decorated with double aspect front and side upvc double glazed windows, telephone point, radiator.

43 Arnfield Drive, Hilton, Derby, DE65 5AA

Kitchen/Diner/Family

10'9" x 26'3" (3.28 x 8.02)



Having wood effect flooring and stylish decor with inset lights to ceiling, two rear aspect upvc double glazed windows, rear aspect upvc double glazed French doors to garden, tv point, two radiators. A range of fitted wall and floor units to gloss white with wood effect worktops, inset stainless steel sink with drainer, vegetable preparation and chrome monobloc tap, inset 5 burner gas hob with chimney style extractor hood over, integrated double electric oven, integrated dishwasher.

Utility

5'9" x 4'11" (1.76 x 1.52)



Having wood effect flooring and stylish decor with side aspect part obscure glazed composite door to driveway, fitted wall units to gloss white, wood effect worktop, under counter space and plumbing for appliances, radiator, carpet matwell to entrance.

Guest Cloakroom / WC



Having wood effect flooring and neutral decor with low flush wc, pedestal wash hand basin with chrome monobloc tap and tiled splashback, radiator.

Stairs/Landing

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

Bedroom One

11'4" x 11'10" (3.47 x 3.62)



Carpeted and neutrally decorated with front and side aspect upvc double glazed windows, tv and telephone points, generous walk in wardrobe, radiator.

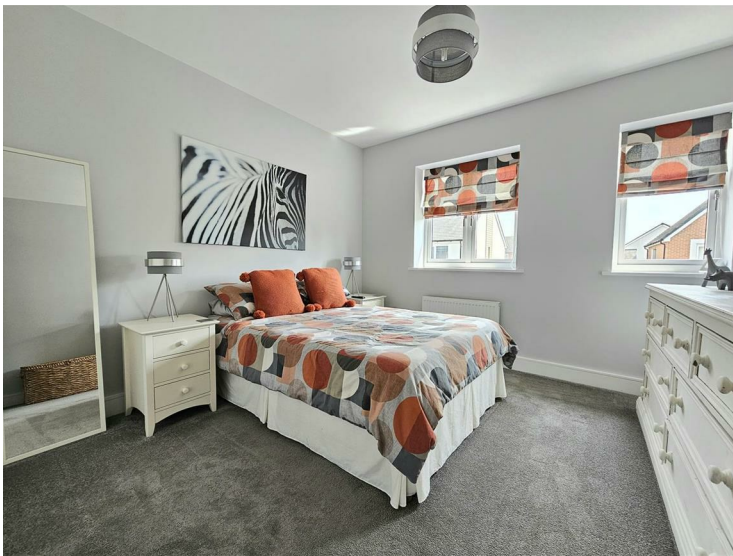
En Suite Shower Room



Having ceramic tiled effect cushion flooring and stylish decor with inset lights to ceiling, side aspect obscure upvc double glazed window, tiled splashbacks, pedestal wash hand basin with chrome monobloc tap, low flush wc, single shower enclosure with plumbed shower, heated towel rail.

Bedroom Two

12'11" x 10'8" (3.94 x 3.27)



Carpeted and stylishly decorated with two front aspect upvc double glazed windows, fitted wardrobes, radiator.

Bedroom Three

9'0" x 11'3" (2.76 x 3.44)



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

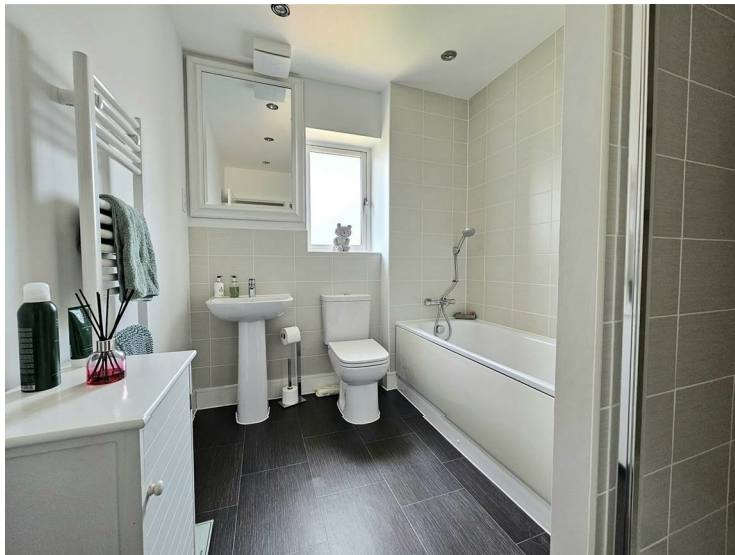
Bedroom Four

9'0" x 7'3" (2.76 x 2.21)



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

Bathroom



Having ceramic tile effect cushion flooring and neutral decor with rear aspect obscure upvc double glazed window, inset lights to ceiling, tiled splashbacks, pedestal wash hand basin with chrome monobloc tap, low flush wc, bathtub with chrome mixer tap having shower attachment, single shower enclosure with plumbed shower, heated towel rail.

OUTSIDE

Garage

A detached single garage with metal up and over door, light and power.

Frontage and Driveway



To the front of the property you are greeted by an attractive artificial lawn with paved entrance to the house and blacked metal fencing. A double tandem driveway leads to the garage.

Rear Garden



An enclosed, low maintenance garden which has been attractively to provide a mixture of two paved patio areas, artificial lawn and decorative stone border. Outside lighting, power point and cold water tap.

Material Information

Council tax band: E

Tenure: Freehold

Property type: House

Property construction: Standard form

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

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Great, 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: Lateral living

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: B

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

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: £1300pcm

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. Scoffield 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

what3words ///retrieves.surfer.trailer



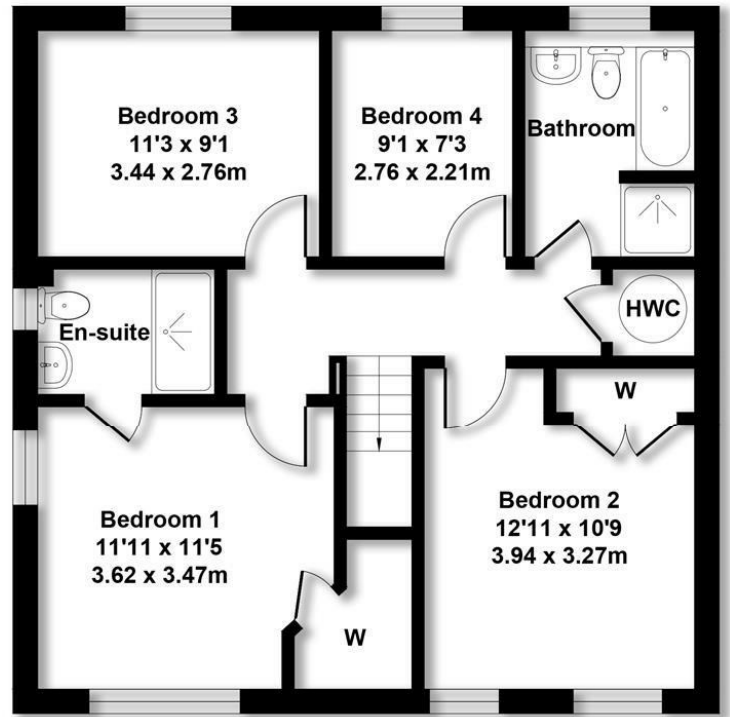
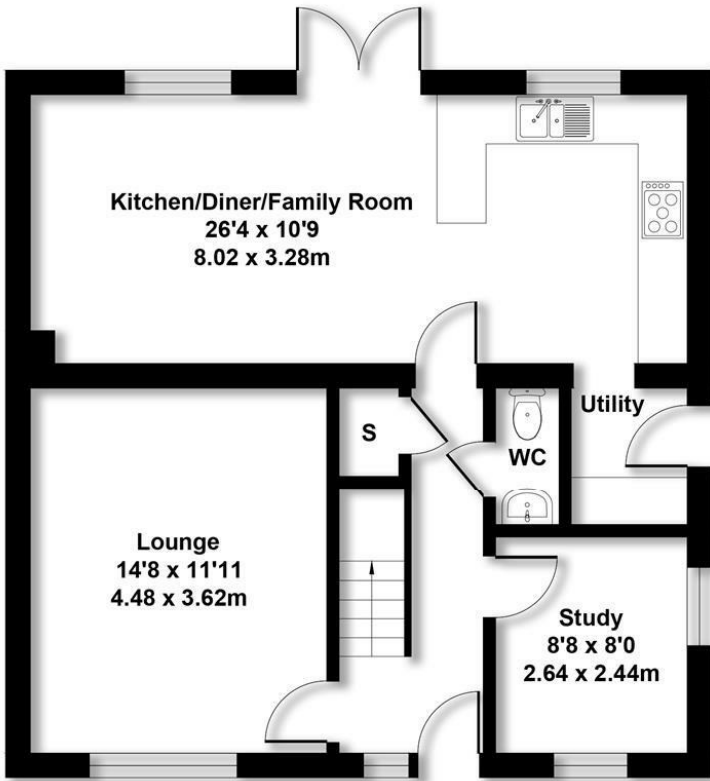
Sales: 01283 777100

Lettings: 01332 511000

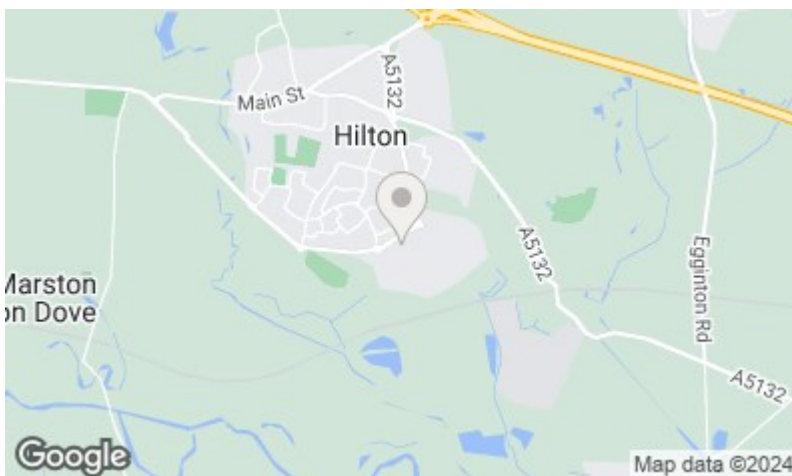
www.scoffieldstone.co.uk

43 Arnfield Drive

Approximate Gross Internal Area
1389 sq ft - 129 sq m



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			93
(81-91) B		84	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Mickleover Office
11 The Square,
Mickleover,
Derby DE3 0DD

Hilton Office
Unit 6, Neighbourhood Centre
Witham Close,
Hilton, Derby DE65 5JR

t: Sales 01283 777100
t: Lettings 01332 511000
e: info@scoffieldstone.co.uk
w: www.scoffieldstone.co.uk

Co Reg No. 8975758 VAT No. GB186513980