

1 Wye Close, Hilton, Derby, DE65 5LH

£269,000

Introducing a delightful detached property, perfect for families or couples, located in a quiet cul de sac. This home features three double bedrooms (master with en-suite), a modern bathroom, two reception rooms, and a kitchen with garden access. It includes a garage, parking, a well-maintained garden, and a conservatory. Conveniently located near amenities, transport links, and parks, this property is a tranquil retreat with great potential.



Sales: 01283 777100
Lettings: 01332 511000

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Summary Description

Introducing to the market this delightful detached property, in good condition, ideally suited for families or couples. This unique residence is listed for sale and is located quietly at the end of a cul de sac, offering a tranquil retreat with a plentiful array of local amenities within reach.

The property boasts three well-proportioned double bedrooms with the master bedroom benefiting from an en-suite. Each bedroom offers ample space, providing a comfortable environment for relaxation and rest.

The house features a modern bathroom that complements the overall ambiance of the home.

The property also offers two reception rooms. The first reception room is graced with a lovely fireplace and a bay-fronted window that lets in abundant natural light. The second reception room, a dining room, is open to the lounge, creating a warm and inviting space for family gatherings or entertaining guests.

The kitchen, while in need of updating, provides direct access to the garden, making it a potential hub of home life with a little renovation.

One of the property's most distinctive features is its array of external amenities. It includes a garage and parking space, ensuring ample room for vehicles. The property also features a well-maintained garden, offering a perfect place to enjoy the outdoors right at home, and a conservatory for those who appreciate nature's beauty in comfort.

The location is particularly appealing, with close proximity to public transport links, schools, green spaces, and walking routes. There are also nearby parks, adding to the appeal of this property.

This property offers a great opportunity to live in a peaceful yet well-connected location, and with some personal touches, it could become your dream home.

Entrance Hall

Having wood effect flooring and neutral decor with front aspect part decorative obscure glazed galvanised main entrance door, under stairs storage.

Guest Cloakroom/WC

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

Lounge

12'2" x 12'11" (3.73 x 3.95)



Having wood effect flooring and neutral decor with front aspect upvc double glazed bay window, Adam style fireplace with electric fire, tv and telephone points, radiator.

Dining Room

9'9" x 7'10" (2.99 x 2.39)



Having wood effect flooring and neutral decor with archway to conservatory, radiator.

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Conservatory

8'9" x 7'4" (2.69 x 2.24)



Having wood effect flooring and neutral decor with opaque roof, upvc double glazed windows, French doors to garden, radiator.

Bedroom One

10'4" x 10'4" (3.16 x 3.17)



Carpeted and neutrally decorated with front aspect upvc double glazed window, fitted wardrobe, radiator.

Kitchen

6'8" x 13'10" (2.05 x 4.23)



Having wood effect flooring and neutral decor with rear aspect upvc double glazed window, part obscure glazed galvanised door to garden, a range of fitted wall and floor units to shaker style with stone effect roll edge worktop, inset stainless steel sink with drainer and chrome mixer tap, under counter space and plumbing for appliances, integrated electric oven with gas hob over and extractor hood, tiled splashbacks, wall mounted Glowworm gas boiler.

En Suite Shower Room

Having cushion flooring and neutral decor with side aspect obscure upvc double glazed window, low flush wc, pedestal wash hand basin with chrome hot and cold taps, shower enclosure with plumbed shower, radiator.

Bedroom Two

10'3" x 7'10" (3.14 x 2.39)



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

Stairs/Landing

Carpeted and neutrally decorated with wooden spindle balustrade, airing cupboard with hot water cylinder, front aspect upvc double glazed window, access to roof space.

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Bedroom Three

6'9" x 8'7" (2.07 x 2.62)



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, low flush wc, wash hand basin with chrome monobloc tap set to vanity cupboard, bathtub with jacuzzi, chrome mixer tap and plumbed shower, tiled splashbacks, chrome heated towel rail.

OUTSIDE

Frontage and Driveway

To the front you will find a Tarmacadam driveway, leading to a detached single garage.

Garage

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

Rear Garden



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

Material Information

Verified Material Information

Council tax band: D

Council tax annual charge: £2099.6 a year (£174.97 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 3 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: None

Broadband: FTTP (Fibre to the Premises)

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

Parking: Allocated

Building safety issues: No



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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: £900pcm

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

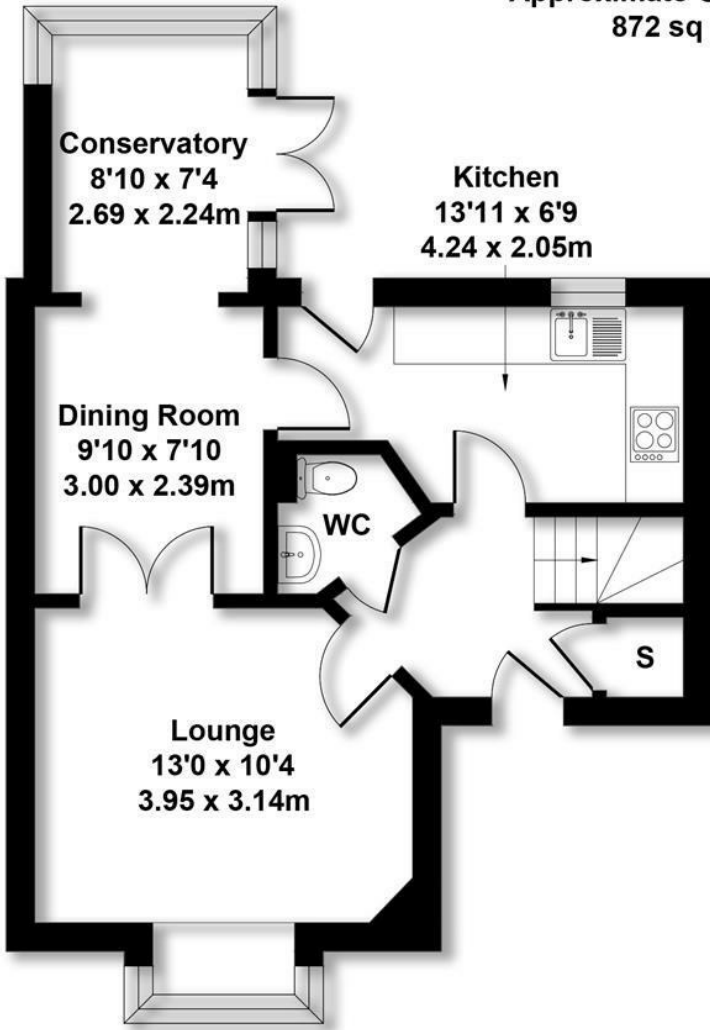
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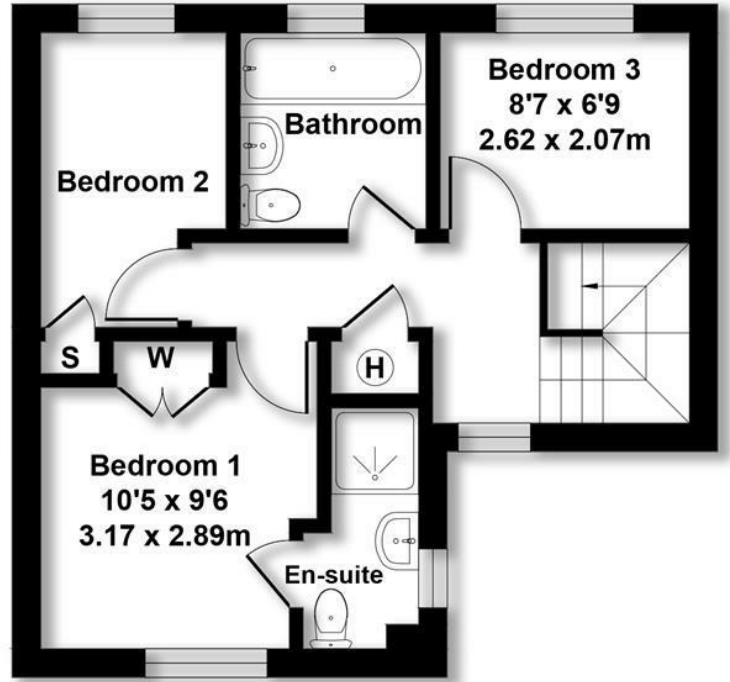
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Approximate Gross Internal Area
872 sq ft - 81 sq m



GROUND FLOOR



FIRST FLOOR

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		
(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 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	



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