

93 Foss Road, Hilton, Derby, DE65 5BJ

£240,000

This superb four-bedroom end of terrace property, spanning three storeys and featuring a master en-suite, modern fittings, cosy reception room, garden, and parking facilities, is perfect for families seeking comfort and practicality in a sought-after, amenity-rich location.



Sales: 01283 777100
Lettings: 01332 511000

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Summary Description

Scofield Stone are pleased to present for sale this superb four-bedroom end of terrace property in a popular location, conveniently placed close to local amenities, schools, and parks. This property, in very good condition, and is perfectly suited for families seeking a comfortable and practical living space.

The property boasts a total of four generously sized bedrooms. The master bedroom is particularly impressive, offering an en-suite shower-room, spacious layout, and built-in wardrobes for added convenience. The remaining three bedrooms, one of which also benefits from built-in wardrobes, provide ample space for a growing family or for accommodating guests.

The residence features a single stylish bathroom, well-appointed with modern fittings. The property also includes a small kitchen, offering an efficient design and functionality.

The reception room, a key highlight of the house, provides a cosy atmosphere for family gatherings or relaxation. Furthermore, it grants direct access to the garden, a feature that is sure to be appreciated during the warmer months.

One of the unique features of this property is its three-storey structure, providing ample space and separation between the living and sleeping areas. Additional features include allocated parking for two vehicles, and a garden area, perfect for outdoor activities or for simply enjoying a bit of nature at home.

Presented for sale, this property is a fantastic opportunity to acquire a residence that marries style, comfort, and practicality in a popular location. Don't miss out on this fantastic opportunity.

Entrance Hall

Having wood effect laminate flooring and neutral decor with front aspect part obscure glazed composite main entrance door, under stairs storage, radiator, telephone point.

Lounge/Diner

15'0" x 12'11" (4.58 x 3.95)



Carpeted and neutrally decorated with rear aspect upvc double glazed French doors with side windows, radiator, tv point.

Kitchen

12'1" x 6'1" (3.69 x 1.87)



Having ceramic tiled flooring and neutral decor with front aspect upvc double glazed window, a range of fitted wall and floor units to Beech effect with stone effect roll edge worktop and tiled splashbacks, inset stainless steel sink with drainer, vegetable preparation and chrome monobloc tap, integrated electric oven with gas hob over and extractor hood, under counter space and plumbing for appliances.

Guest Cloakroom

Having ceramic tiled flooring and neutral decor, pedestal wash hand basin with chrome hot and cold taps, low flush wc, radiator.

Stairs/Landing to first floor

Carpeted and neutrally decorated with front aspect upvc double glazed window, radiator, wooden spindle staircase.

Bedroom Two

11'10" x 12'11" (3.63 x 3.95)

Having wood effect laminate flooring and neutral decor with rear aspect upvc double glazed window, fitted wardrobes with sliding mirror doors, radiator.

Bedroom Four

12'0" x 6'3" (3.68 x 1.92)



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

Bedroom One

15'2" x 12'11" (4.63 x 3.95)



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

Bathroom



Having ceramic tiled flooring and stylish decor, bathtub with chrome mixer tap with shower attachment, pedestal wash hand basin with chrome hot and cold taps, low flush wc, chrome heated towel rail.

En Suite Shower Room

Having ceramic tiled flooring and stylish decor with tiled splashbacks, double width shower enclosure with plumbed shower, pedestal wash hand basin with chrome hot and cold taps, low flush wc, chrome heated towel rail.

Bedroom Three

12'3" x 9'5" (3.75 x 2.89)



Carpeted and neutrally decorated with front aspect upvc double glazed window, over stairs airing cupboard with hot water cylinder, radiator.

Stairs/Landing to second floor

Carpeted and neutrally decorated with wooden spindle staircase, radiator, access to roof space.

OUTSIDE

Frontage

To the front of the property you will find a small border of herbaceous planting.

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Driveway

Found at the right hand side of the property is a communal carpark, with two allocated spots for this house.

Rear Garden

To the rear you will find a modest, low maintenance, enclosed and private garden which has been landscaped to provide a mixture of stone paved patio, artificial lawn and raised planting. A gateway gives access to the car parking and front of the property.

Material Information

Verified Material Information

Council tax band: D

Council tax annual charge: £2005.06 a year (£167.09 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 4 bedrooms, 2 bathrooms, 1 reception

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: Yes

Parking: Allocated, Private, and Off Street

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: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: C

Buying to Let?

Guide achievable rent price: £925.00 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.

Location / what3words

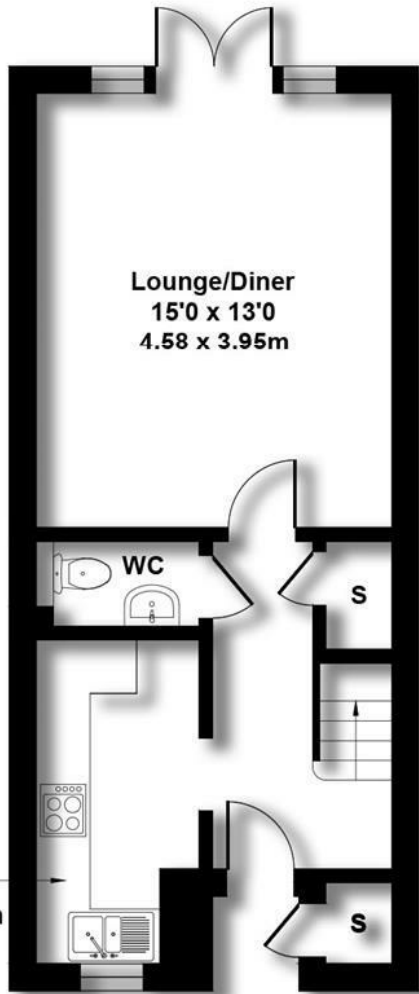
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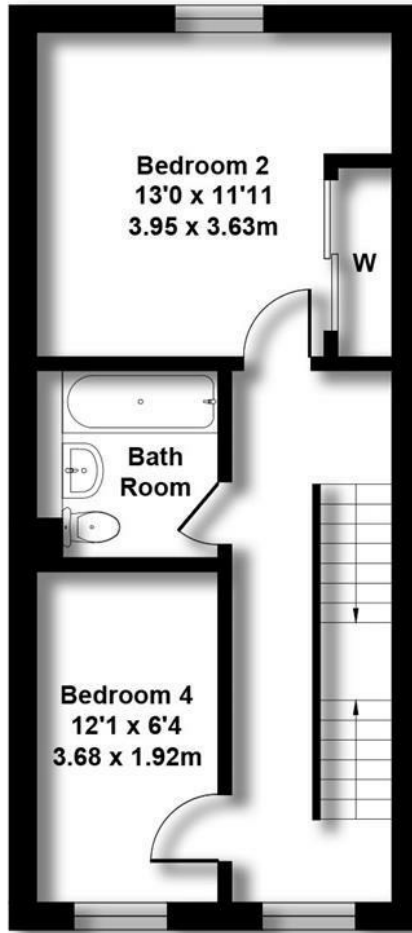
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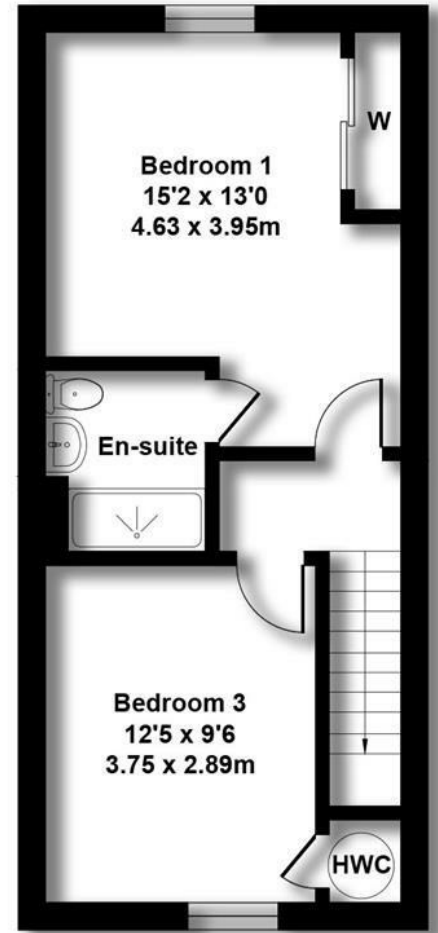
Approximate Gross Internal Area
1216 sq ft - 113 sq m



GROUND FLOOR

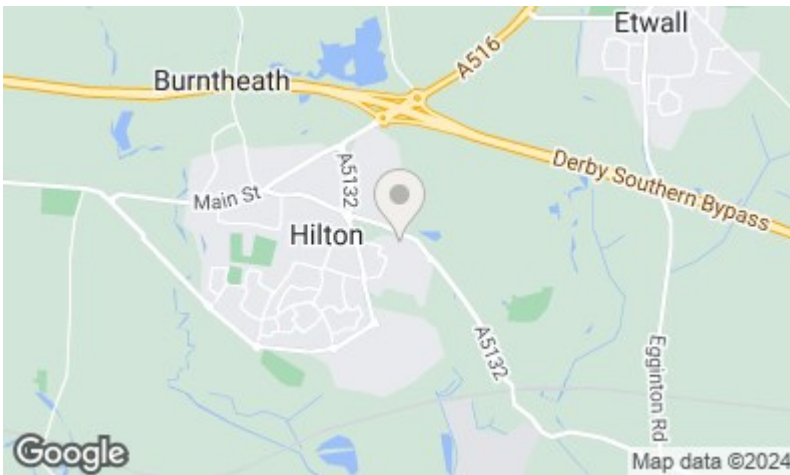


FIRST FLOOR



SECOND 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		88
(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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