



15 Alders Brook, Hilton, Derby, Derbyshire, DE65 5HF

£375,000

This superb, detached four-bedroom property in a sought-after cul-de-sac features an open-plan layout, detached double garage, south facing secluded conservatory, ample parking, extended garden, and versatile living spaces including a home office, while being ideally situated near green spaces, parks, and excellent local amenities and transport links.

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Summary Description

Presenting to you this superb, detached property, available for sale in a sought-after location. The property is in good condition and boasts a wealth of unique features. Among its attributes, it offers an open-plan layout, a private garage, ample parking, an extended garden, all nestled within a generous plot.

The house comprises of four bedrooms with the master suite being a true standout, offering a double space with an en-suite bathroom. The remaining three bedrooms are well-proportioned, with two being double rooms and the other a single.

The property also benefits from a family bathroom, providing ample space for all household members. The heart of the house is the open-plan kitchen, equipped with a comfortable dining space, perfect for family meals and entertaining visitors.

The two reception rooms are open-plan, inviting a sense of flow throughout the house. The first reception room serves as a lounge with a garden view and direct access to the outdoor space. The second reception room, a conservatory, also enjoys large windows overlooking the garden, filling the room with an abundance of natural light.

Adding to the appeal of this property, it also offers a home office, which could double as a fifth bedroom if required. The exterior boasts a double detached driveway with adequate parking for multiple vehicles.

The location of this property is truly ideal, especially for families. It is situated in a quiet and peaceful cul-de-sac, surrounded by green spaces and nearby parks. The strong local community, local amenities, and excellent public transport links add further to its desirability. With nearby schools, walking routes, and cycling routes, this property offers a lifestyle of tranquility and convenience.

Entrance Hallway

6'6" x 8'6" (2 x 2.6)

Guest Cloakroom / WC

4'3" x 5'10" (1.3 x 1.8)

Home Office / Bedroom 5

8'2" x 8'6" (2.5 x 2.6)



Lounge / Dining Area

19'10" x 14'3" (6.07 x 4.36)



Kitchen / Breakfast Area

19'10" x 9'2" (6.07 x 2.8)



Bi folding doors leading to generous conservatory.

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Conservatory

18'0" x 10'5" (5.5 x 3.2)



South facing. A good size open plan room. French doors open into enclosed rear garden. Ring beam construction - which means it does not creak and is very sturdy.

Stairs / Landing to Second Floor

With loft access (which is half boarded), airing cupboard housing hot water cylinder, further cupboard space and double glazed window to side garden. Carpeted throughout.

LOFT / ATTIC: 20' x 23' : Dutch barn roof - high rafter height space.

Bedroom One

9'4" x 10'9" (2.87 x 3.3)



En Suite Shower Room

6'6" x 4'7" (2 x 1.4)



Bedroom Two

8'7" x 10'4" (2.62 x 3.15)



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Bedroom Three

9'2" x 12'5" (2.8 x 3.8)



Laminate. Built in desktop along 1 wall for study or gaming

Bedroom Four

7'3" x 6'3" (2.23 x 1.93)



Ideal for nursery, or second home office space.

Bathroom

6'6" x 7'4" (1.98m x 2.24m)



OUTSIDE

Frontage and Driveway



Double Garage

18'4" x 16'8" (5.6 x 5.1)

At the front of the property, a level, double-width driveway leads to an over-sized double garage, which features an up-and-over door as well as a side entrance. The garage offers ample eaves storage space within the roof trusses.

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Rear Garden



The corner plot endows the property with a continuous wraparound garden. The property and grounds are private, ideal for sunbathing, as they are not overlooked. The property is safe and secure with well-defined boundaries. Large gate posts mark the off-street entrance, leading to a private drive and a lengthy, double-width driveway. Alongside the house lies a spacious garden. The rear garden is secluded and fenced, primarily consisting of a lawn with a patio area adjacent to the conservatory. It features external hot and cold water taps and electrical outlets. A sizable garden shed is located in the side garden, which is fenced and turfed, offering parking for approximately five vehicles, excluding the side garden.

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: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Garage 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: D

Disclaimer 03/2021

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 or Let?

Guide achievable rent price: £1625pcm

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.

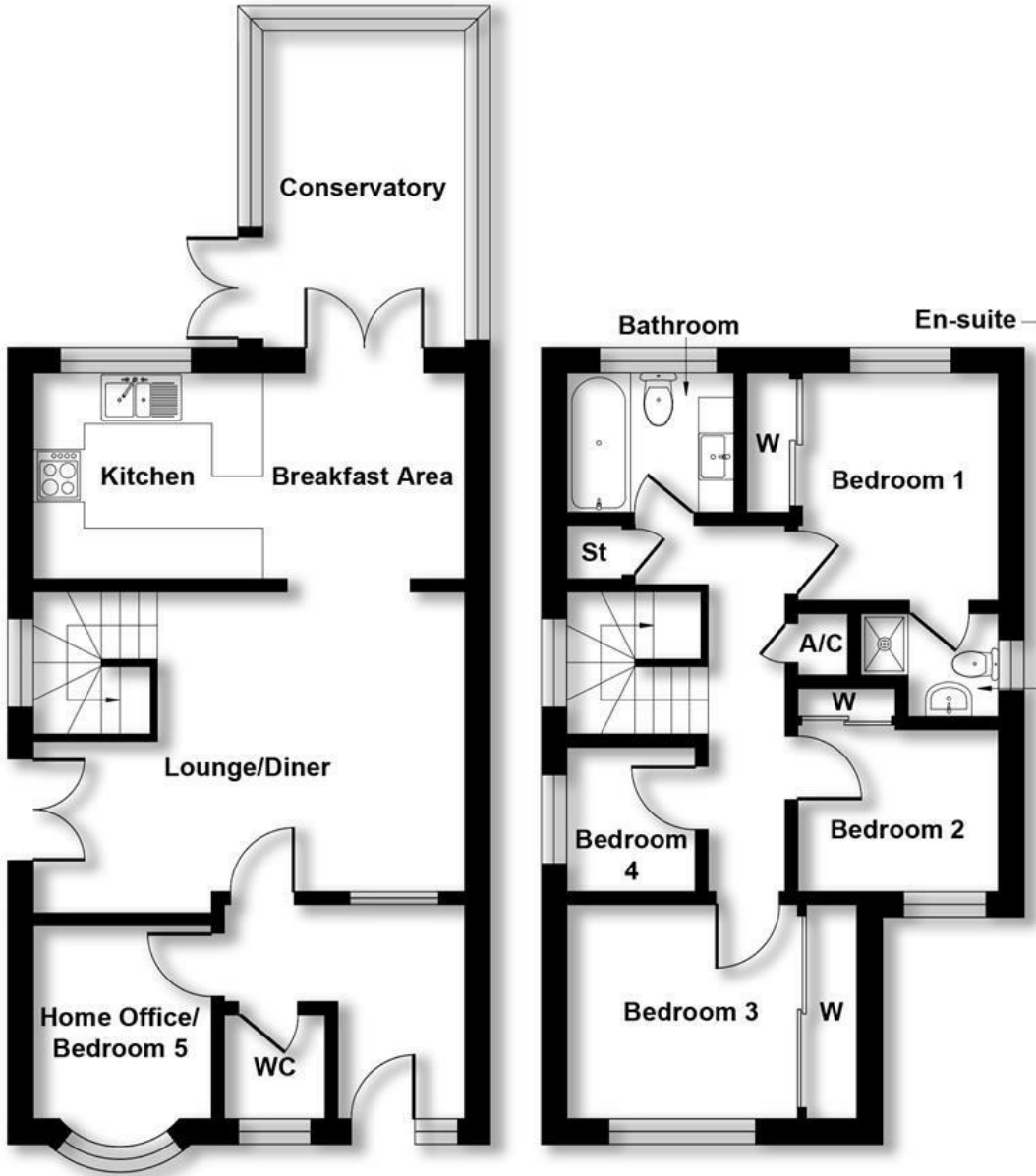
Location / what3words

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Sales: 01283 777100
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GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		65	
(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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