



**10 Rother Close, Hilton, Derby, DE65 5LQ**

**£230,000**

This immaculate semi-detached property, featuring three well-proportioned bedrooms, a spacious kitchen with garden access, a cosy lounge, a private low maintenance garden, driveway parking, and a garage, is ideally located in a peaceful cul-de-sac with easy access to amenities and public transport, making it perfect for couples seeking convenience and tranquility.



Sales: 01283 777100  
Lettings: 01332 511000

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### Summary Description

Scofield Stone are delighted to present to the market this immaculate, semi-detached property, currently listed for sale. This home boasts a number of key features which set it apart, offering a unique and attractive prospect for potential buyers.

The property consists of three well-proportioned bedrooms; two doubles, one of which benefits from an en-suite, and a single. All rooms are of a good size and are well presented. A three piece suite bathroom services the other bedrooms.

The heart of this home is undoubtedly the kitchen. It has been designed with a dining space and provides direct access to the garden, making it perfect for entertaining guests or enjoying family meals. The property also has a separate lounge which serves as the main reception room, providing a cosy and comfortable space for relaxation.

This home is further enhanced by its well-presented, private, low maintenance garden to the rear, driveway parking, and a spacious garage. These features provide additional practicality and convenience for homeowners.

Located in a quiet and peaceful cul de sac, the property is surrounded by green spaces and offers easy access to public transport links, local amenities, nearby schools, walking routes, and cycling routes. This makes it an ideal home for couples who value convenience, tranquillity, and the outdoors.

This property's combination of an idyllic location, thoughtful design, and immaculate condition create a truly compelling opportunity. Arrange a viewing to experience the potential of this beautiful home.

### Entrance Hall

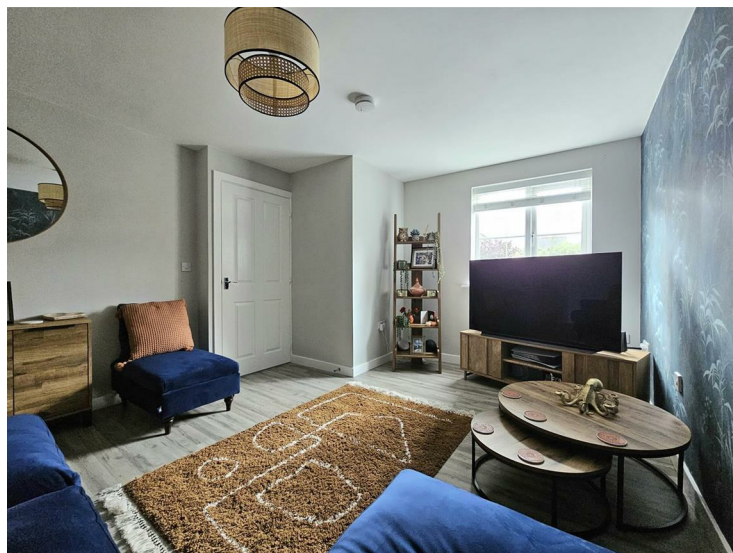
Having wood effect laminate flooring and neutral decor with front aspect part obscure glazed composite main entrance door, radiator.

### Guest Cloakroom

Having wood effect laminate flooring and neutral decor with front aspect obscure upvc double glazed window, low flush wc, pedestal wash hand basin with chrome monobloc tap and tiled splashback, radiator.

### Lounge

14'5" x 11'8" (4.4 x 3.57)



Having wood effect laminate flooring and stylish decor with front aspect upvc double glazed window, tv point, telephone point, radiator.

### Kitchen/Diner

8'7" x 14'10" (2.64 x 4.53)



Having ceramic tiled effect cushion flooring and neutral decor with rear aspect upvc double glazed window, rear aspect upvc double glazed French doors to garden, a range of fitted wall and floor units to wood effect with eggshell roll edge worktop and tiled splashbacks, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap, integrated electric oven with gas hob over and extractor hood, under counter space and plumbing for appliances, under stairs storage cupboard, radiator.

### Stairs/Landing

Carpeted and neutrally decorated, radiator, access to roof space.

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### Bedroom One

9'0" x 9'4" (2.75 x 2.86)



Carpeted and neutrally decorated with front aspect upvc double glazed window, fitted wardrobes, tv point, radiator.

### En Suite Shower Room

Having wood effect laminate flooring and neutral decor with front aspect obscure upvc double glazed window, pedestal wash hand basin with chrome monobloc tap, low flush wc, shower enclosure with plumbed shower, tiled splashbacks, radiator.

### Bedroom Two

8'3" x 8'6" (2.53 x 2.6)



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

### Bedroom Three

8'9" x 6'1" (2.67 x 1.87)



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

### Bathroom



Having wood effect laminate flooring and neutral decor with side aspect obscure upvc double glazed window, tiled splashbacks, bathtub with chrome mixer tap, pedestal wash hand basin with chrome monobloc tap, low flush wc.

### OUTSIDE

#### Frontage and Driveway

To the front of the property there is a section of decorative gravel border. A driveway can be found to the left, with adequate parking for two cars parked in tandem.

#### Rear Garden

To the rear of the property you will a private, enclosed garden which is attractively landscaped to provide a mixture of paved patio, lawn and planting borders.

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### Garage

Found below a neighbouring Coachhouse, you will find a single garage with metal up and over door. There is no power to the garage.

### Material Information

Verified Material Information

Council tax band: C

Council tax annual charge: £1866.31 a year (£155.53 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 3 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: FTTC (Fibre to the Cabinet)

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: 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

### 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: £850 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.

### Location / what3words

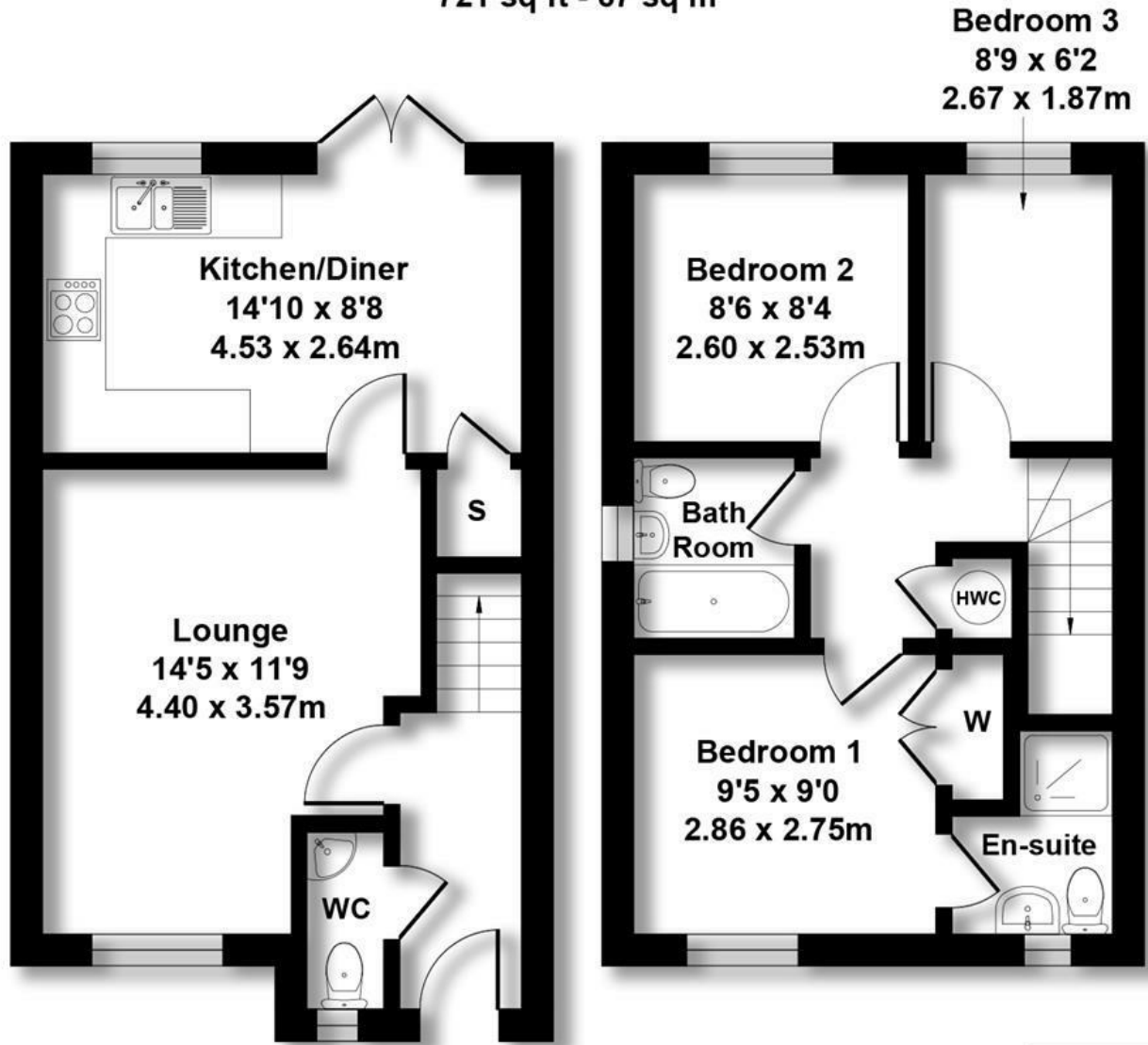
what3words ///picnic.strut.subtitle



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# 10 Rother Close

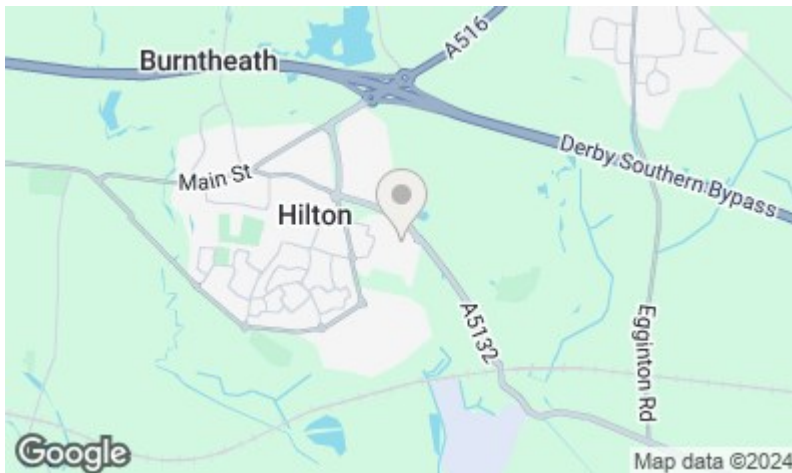
Approximate Gross Internal Area  
721 sq ft - 67 sq m



**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			90
(81-91) B			
(69-80) C			76
(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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