



**43 Avon Way, Hilton, Derby, DE65 5AE**

**£230,000**

This immaculate semi-detached property, ideal for families, couples, or sharers, features three double bedrooms (one en-suite), a stylish kitchen, an open-plan reception room with a Juliette balcony, a landscaped garden with a gazebo, ample parking with a garage, and is conveniently located near public transport, local amenities, green spaces, and schools.



Sales: 01283 777100  
Lettings: 01332 511000

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## 43 Avon Way, Hilton, Derby, DE65 5AE

### Summary Description

For sale is an immaculate semi-detached property, perfectly tailored for families, couples, or sharers. This recently renovated home boasts a beautifully presented exterior and interior, complete with a host of unique features.

The property comprises three double bedrooms, all generously sized. The first bedroom provides an en-suite and built-in wardrobes, offering ample storage. The third bedroom located on the ground floor is a flexible space that could effortlessly be utilised as a home office.

A stylish bathroom serves the remaining bedrooms, ensuring convenience and comfort. The property also features a single, stylishly presented kitchen, equipped with modern amenities.

The real heart of the home is the open-plan reception room. Flooded with natural light from the large windows and French doors, this room offers a view of the landscaped garden. An added feature, the Juliette balcony enhances the overall charm and character of the room.

The exterior of the property is equally impressive. A block-paved driveway provides ample parking space for at least two vehicles. The property also benefits from a garage, adding to the available storage and parking.

The rear garden is attractively landscaped, featuring a well-maintained lawn, decorative borders, a water feature, and a gazebo. It is the perfect space for outdoor relaxation and entertaining.

Situated in a prime location, the property is close to public transport links, local amenities, green spaces, and nearby schools. This home truly combines quality, comfort, and convenience, presenting an excellent opportunity for prospective homeowners.

### Entrance Hall

Having ceramic tiled flooring and neutral decor with front aspect part obscure glazed composite main entrance door with high quality Yale lock and viewing camera, radiator, access to garage.

### Bedroom Three / Study

8'0" x 9'3" (2.44 x 2.83)



Having wood effect laminate flooring and neutral decor with rear aspect upvc double glazed window, radiator.

### Guest Cloakroom

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

### Integral Garage

19'11" x 7'10" (6.08 x 2.39)

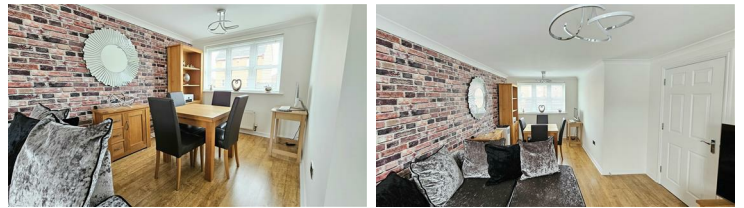
With metal up and over door, part obscure glazed upvc door to rear garden and internal door to house. Light, power and wall mounted gas boiler.

### Stairs / Landing to First Floor

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

### Lounge / Diner

19'9" x 11'3" (6.02 x 3.45)



Having wood effect laminate flooring and stylish decor with front aspect upvc double glazed French doors to Juliette balcony, rear aspect upvc double glazed window, two radiators, tv and telephone points.

### Kitchen

9'0" x 9'3" (2.75 x 2.83)



Having ceramic tile effect flooring and stylish decor with rear aspect upvc double glazed window, a range of fitted wall and floor units to gloss white with stone effect worktop and Metro tiled splashbacks, inset lights to ceiling, plinth lighting, integrated double electric oven, inset gas hob with chimney style extractor hood over, inset ceramic sink with drainer, vegetable preparation and chrome mixer tap, under counter space and plumbing for appliances.

### Stairs / Landing to Second Floor

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

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### Bedroom One

10'5" x 10'10" (3.18 x 3.32)



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

### En Suite Shower Room

Having ceramic tile effect flooring and stylish decor with front aspect obscure upvc double glazed window, tiled splashbacks, wash hand basin with chrome monobloc tap, shower enclosure with plumbed shower, chrome heated towel rail.

### Bedroom Two

9'2" x 10'6" (2.8 x 3.21)



Having wood effect laminate flooring and stylish decor with rear aspect upvc double glazed window, radiator.

### Bathroom

5'6" x 7'1" (1.68 x 2.17)



Having ceramic tiled flooring and neutral decor with rear aspect obscure upvc double glazed window, tiled splashbacks, pedestal wash hand basin with chrome mixer tap, low flush wc, bathtub with chrome mixer tap and plumbed shower over, radiator.

### OUTSIDE

#### Frontage and Driveway

To the front you will find a block paved driveway with adequate parking for at least two vehicles.

#### Rear Garden



Accessed from the driveway, or internally via the garage you will find this enclosed and attractively presented garden which has been landscaped to provide a good mixture of paved patio, lawn, decorative borders and wooden gazebo. Cold water tap and outdoor power.

### 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: FTTP (Fibre to the Premises)

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

Parking: Garage and Driveway



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## 43 Avon Way, Hilton, Derby, DE65 5AE

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: None  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: C

### Buying to Let?

Guide achievable rent price: £950 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. 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.

### 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

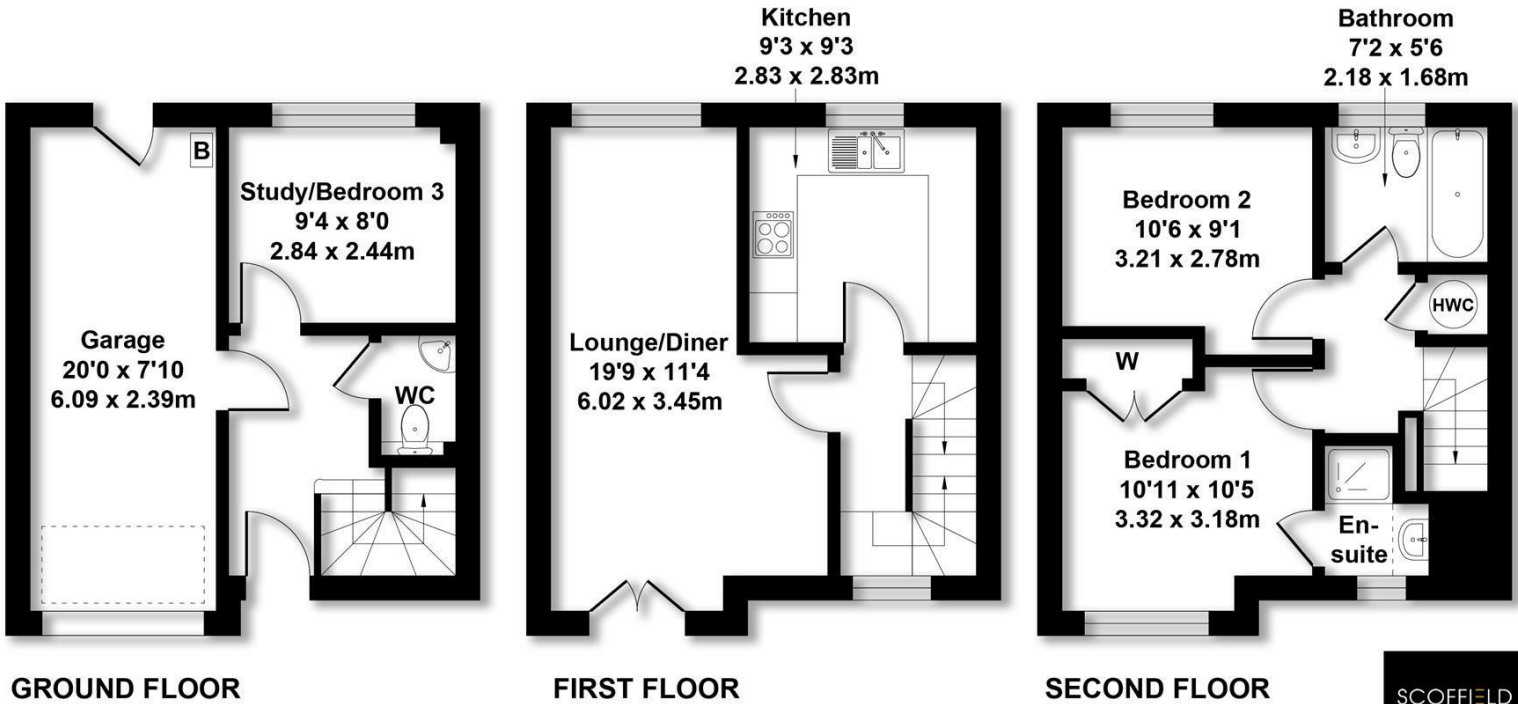
what3words ///easels.creatures.roofer



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# 43 Avon Way

Approximate Gross Internal Area  
990 sq ft - 92 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		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	74	
(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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