



14 Falaise Way, Hilton, Derby, Derbyshire, DE65 5JT

£243,995

Available for sale: An inviting, family-friendly detached property featuring an kitchen/diner, conservatory, landscaped garden, three bedrooms (including a master with en-suite), garage, off-street parking, and situated in a quiet, amenity-rich area perfect for outdoor enthusiasts.

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Summary Description

A detached home, ideally suited for families, couples, or first-time buyers. The property is neutrally decorated throughout, presenting a canvas ripe for personalisation. The property boasts one generously sized reception room, complete with a charming fireplace, perfect for cosy nights in.

The home features an open-plan kitchen, offering ample space for dining and an easy flow into the conservatory. This open space is not only a delight for those who enjoy cooking but also a perfect hub for family interaction and entertaining. Adjacent to the kitchen, the conservatory provides an additional living space filled with natural light, offering direct access to the private rear garden, complete with a lawn and patio area.

Three bedrooms are available in this property, two of which are double rooms. The master bedroom benefits from built-in wardrobes and an en-suite, enhancing the room's functionality and convenience. The third bedroom is a single room, ideal as a child's room or home office. A three-piece suite bathroom serves the remaining rooms.

Unique features of this property include a garage and off-street parking, providing valuable storage and parking space. The garden, a mostly private and enclosed space, is a real gem, perfect for outdoor activities and summer barbecues.

Located in a quiet area, this property benefits from nearby schools, local amenities, and green spaces. With walking and cycling routes on your doorstep, outdoor enthusiasts will find it perfectly situated. This property truly offers a balance of tranquillity and convenience, making it a fantastic place to call home.

Entrance Hall

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

Lounge

14'9" x 11'10" (4.5 x 3.62)



Having wood effect laminate flooring and neutral decor with front aspect upvc double glazed window, stone effect fireplace.

Kitchen/Diner

15'0" x 9'8" (4.58 x 2.97)



Having ceramic tile effect flooring and neutral decor with rear aspect upvc double glazed window, sliding patio doors to conservatory, a range of fitted wall and floor units to shaker style with stone effect worktop and tiled splashbacks, under counter space and plumbing for appliances, inset composite sink with chrome mixer tap and drainer, inset electric oven with gas hob over and extractor hood, under stairs storage.

Conservatory

9'9" x 8'4" (2.99 x 2.56)

Having ceramic tiled flooring, upvc double glazed framework and translucent roof.

Guest Cloakroom

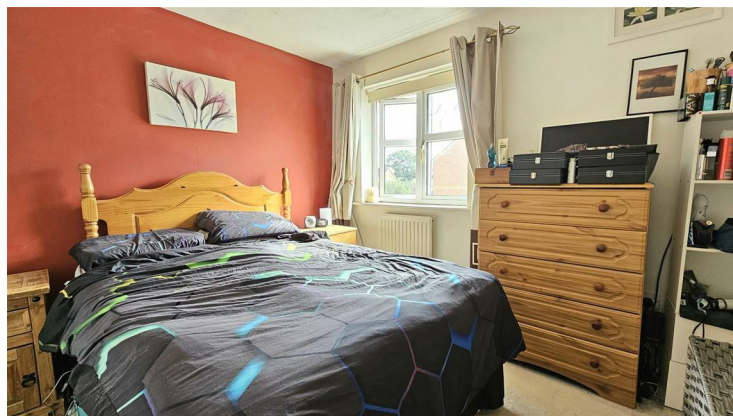
Having wood effect cushion flooring, front aspect obscure upvc double glazed window, wash hand basin with chrome monobloc tap and tiled splashback, low flush wc, radiator.

Stairs/Landing

Carpeted and neutrally decorated. Airing cupboard with hot water cylinder. Access to roof space.

Bedroom One

9'3" x 9'11" (2.83 x 3.04)



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

En Suite Shower Room

Having ceramic tile effect laminate flooring and neutral decor with

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front aspect obscure upvc double glazed window, tiled splashbacks, wash hand basin with chrome monobloc tap, low flush wc, shower enclosure with electric shower, chrome heated towel rail.

Bedroom Two

8'4" x 8'5" (2.56 x 2.59)



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

Bedroom Three

9'3" x 6'3" (2.82 x 1.91)



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

Bathroom



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

OUTSIDE

Garage

A single, attached garage with light, power, metal up and over door and rear personnel door.

Frontage and Driveway

To the front you will find a Tarmacadam double tandem driveway and lawn.

Rear Garden



An enclosed, mostly private garden which has been landscaped to provide a mixture of paved patio, lawn, and decorative borders.

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

Electricity supply: Mains electricity

Solar Panels: No

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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, Off Street, and Driveway
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

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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.

For further Material Information about this property please visit:
<https://moverly.com/sale/XDMpSKbjeYXNVrGNFL4fKD/view>

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 or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

Buying to Let?

Guide achievable rent price: £1000pcm

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 ///cattle.workflow.teacher



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Lettings: 01332 511000
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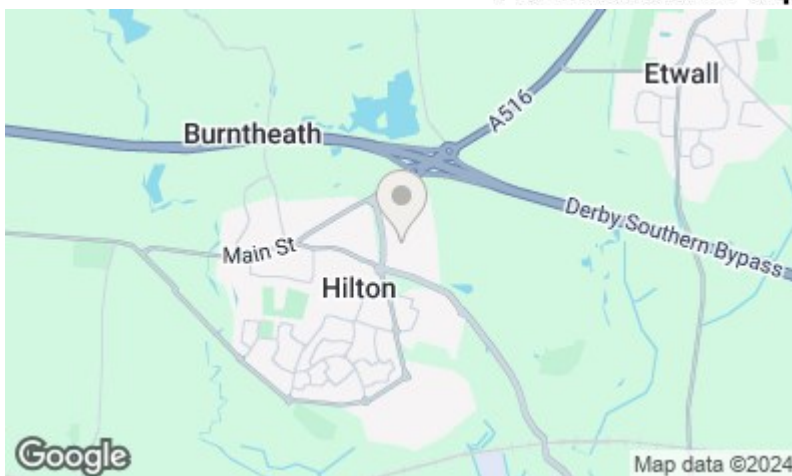
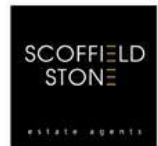
Approximate Gross Internal Area
1023 sq ft - 95 sq m



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			86
(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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