



**68 Avon Way, Hilton, Derby, Derbyshire, DE65 5NA**

**Offers In Excess Of £325,000**

This detached family home features four bedrooms, a modern kitchen with garden access, and two reception rooms, complemented by a spacious garden, parking for two vehicles, and a convenient location near schools and public transport.



### Summary Description

We are delighted to present this detached house for sale, neutrally decorated and perfectly suited for families. With four bedrooms, one bathroom, two reception rooms, and a well-equipped kitchen, this property offers an abundance of living space.

The property exudes a warm, welcoming ambience. The main reception room, complete with a fireplace and bay window, provides an ideal setting for relaxation and entertaining guests. The second reception room serves as a family room, offering a versatile space for various family activities.

The kitchen is a cook's dream, boasting fitted appliances, a breakfast bar, and a dining space. The kitchen also benefits from garden access, perfect for alfresco dining during warmer months.

The sleeping quarters are equally impressive. The master bedroom is a spacious double, featuring an en-suite, built-in wardrobes, and a charming bay window. There are two additional double bedrooms, one of which has an en-suite, and a cosy single bedroom. The bathroom has been newly refurbished and includes a rain shower and a heated towel rail, adding a touch of luxury.

The property also benefits from unique features such as a fireplace, parking facilities, a generous garden, and home office solutions. The block-paved driveway at the front can accommodate two vehicles, and the low maintenance garden at the rear promises a serene outdoor space. A handy storage room at the rear of the property offers additional storage solutions.

Located in an area with excellent public transport links, nearby schools, and local amenities, this property provides a perfect balance of convenience and tranquillity. Green spaces, nearby parks, walking routes, and cycling routes further enhance the property's appeal.

In summary, this property promises a comfortable and convenient lifestyle, with its thoughtful layout, modern amenities, and strategic location.

### Entrance Hall

Having ceramic tiled flooring and neutral decor with front aspect part obscure glazed composite main entrance door, under stairs storage, radiator.

### Lounge

11'4" x 15'0" (3.46 x 4.58)



Carpeted and neutrally decorated with front aspect upvc double glazed bay window, living flame gas fire, radiator, tv point, radiator.

### Family Room

12'0" x 7'8" (3.66 x 2.36)



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

### Kitchen/Diner

19'0" x 12'1" (5.81 x 3.7)



Having ceramic tiled flooring and neutral decor with rear aspect upvc double glazed window, rear aspect upvc double glazed door

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with two side windows, a range of fitted wall and floor units to gloss white with wood effect worktops and tiled splashbacks, inset composite sink with drainer, vegetable preparation and chrome chef's tap, ceramic hob with extractor hood over, integrated freezer, integrated fridge, integrated washer/dryer, integrated electric oven and microwave, two radiators.

### Office Space

6'1" x 6'0" (1.87 x 1.85)

Found at the rear of the lounge.

### Guest Cloakroom/WC



Having tiled flooring and fully tiled walls with low flush wc, vanity unit with wash hand basin with monobloc tap, heated towel rail.

### Outside Storage

5'3" x 8'3" (1.61 x 2.53)

Wall mounted gas boiler.

### Stairs/Landing

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

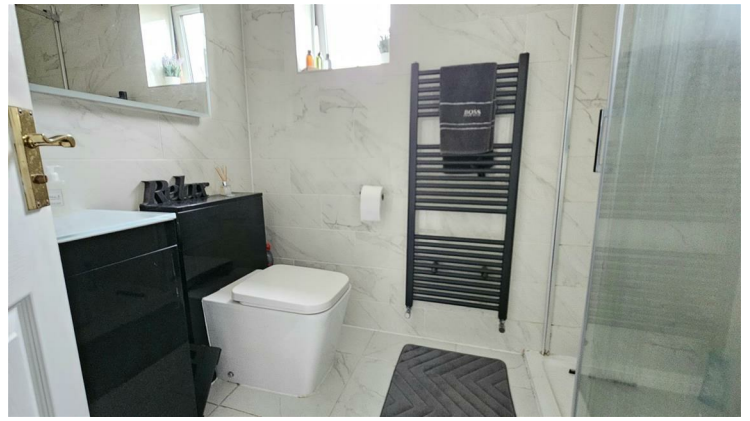
### Bedroom One

11'7" x 14'9" into wardrobes (3.54 x 4.51 into wardrobes )



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

### En Suite



Having ceramic tiled flooring and fully tiled walls with side aspect obscure upvc double glazed window, double shower enclosure with plumbed shower, low flush wc, vanity unit with wash hand basin having chrome monobloc tap.

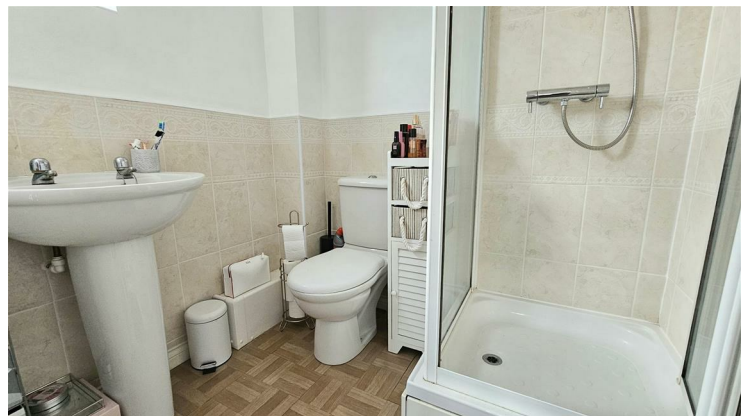
### Bedroom Two

12'5" x 12'0" (3.8 x 3.66)



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

### En Suite



Having wood effect flooring and neutral decor with side aspect obscure upvc double glazed window, tiled splashbacks, pedestal wash hand basin with chrome hot and cold taps, low flush wc, shower enclosure with plumbed shower.



### Bedroom Three

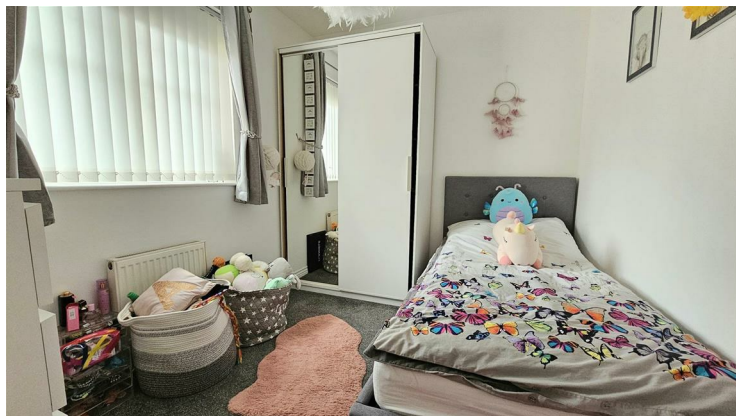
9'7" x 10'9" (2.93 x 3.28)



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

### Bedroom Four

7'9" x 9'8" (2.37 x 2.95)



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

### Bathroom



Having tiled flooring and fully tiled walls with rear aspect obscure upvc double glazed window, bathtub with shower over, vanity unit with wash hand basin and monobloc tap, low flush wc, heated towel rail.

### Frontage and Driveway

A block paved driveway with adequate parking for at least two vehicles.

### Rear Garden



An enclosed generous garden with decked patio, paved patio and artificial lawn.

### Material Information

Verified Material Information

Council tax band: E

Council tax annual charge: £2566.17 a year (£213.85 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 4 bedrooms

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: Off Street, Driveway, and Private

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

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

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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.

### OUTSIDE



Sales: 01283 777100

Lettings: 01332 511000

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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: £1400pcm

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.

**Location / what3words**

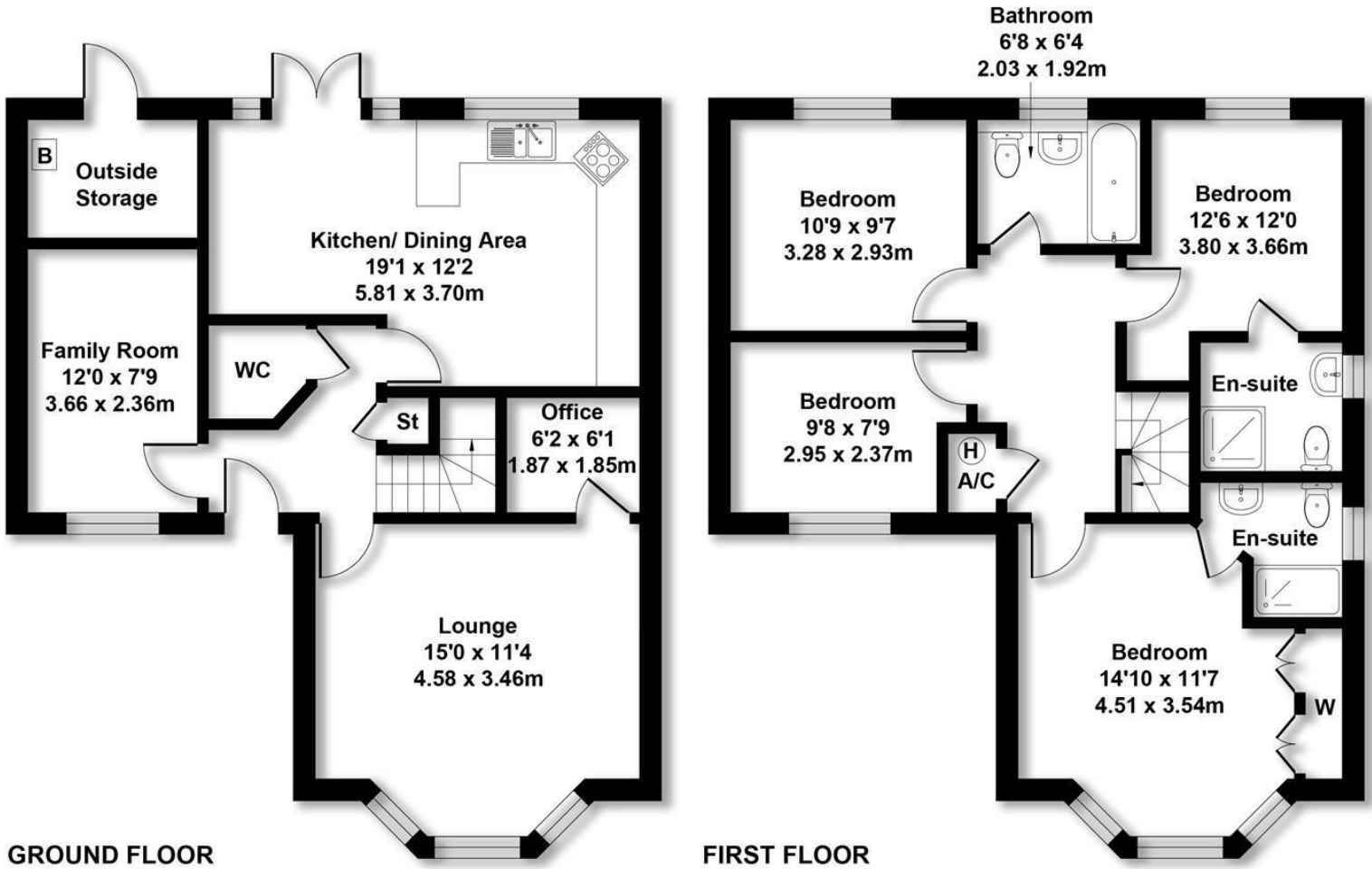
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# 68 Avon Way

Approximate Gross Internal Area  
1389 sq ft - 129 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		
(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		78	86
		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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