



22 Bloomfield Close, Hilton, Derby, DE65 5WA

£425,000

This beautifully presented, detached four-bedroom house in a quiet cul-de-sac offers a perfect family home with a well-equipped kitchen, two reception rooms, a well-maintained garden, and convenient access to excellent public transport, schools, and local amenities in a sought-after village location.

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Summary Description

For sale is this beautifully presented, detached house in good condition. Located in the sought-after older part of the village, this property is nestled in a quiet cul de sac position, a location ideal for families.

This property boasts four well-proportioned bedrooms, including a master bedroom complete with an en-suite and built-in wardrobes. The other three bedrooms consist of two doubles and a single, providing ample space for a growing family or for those requiring a home office.

The house features a well-equipped kitchen with a breakfast area, garden view and driveway access. There is also two reception rooms with unique features; the first is a cosy lounge complete with a traditional fireplace and a bay window, while the second offers a garden view and direct access to the exterior, perfect for those who enjoy indoor-outdoor living.

The property benefits from a three-piece suite bathroom, providing all the necessary amenities for a busy family. The property further benefits from a total of two reception rooms, a kitchen, and a well-maintained garden to the front and rear. The attic space has been converted to provide two very useful individual spaces, offering further opportunities.

The location is second to none, with excellent public transport links, nearby schools, local amenities, green spaces, parks, walking and cycling routes all within easy reach. The property also features a fireplace, parking, and a garden, making it a truly unique and desirable home.

With a good driveway space, this property combines both character and convenience. It is a perfect family home in a prime location.

Entrance Hall

Having tiled flooring and neutral decor with front aspect part obscure glazed hardwood main entrance door, radiator, built in storage cupboard.

Lounge

14'0" x 12'6" (4.28 x 3.82)



Carpeted and neutrally decorated with front aspect hardwood double glazed bay window, stone fireplace with open fire, tv point, radiator.

Dining Room

12'6" x 8'5" (3.82 x 2.57)



Carpeted and neutrally decorated with rear aspect hardwood sliding patio doors to garden, radiator, telephone point.

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Breakfast Kitchen

14'4" x 9'10" (4.38 x 3.01)



Having ceramic tiled effect cushion flooring and neutral decor with rear aspect hardwood double glazed window, part obscure glazed hardwood door to driveway, a range of fitted wall and floor units to grey with stone worktops, breakfast bar, integrated double electric oven, inset electric with extractor hood over, inset stainless steel sink with vegetable preparation, drainer and chrome mixer tap, tiled splashbacks, space and plumbing for appliances, radiator, under stairs storage.

Guest Cloakroom



Having tiled flooring and neutral with front aspect hardwood obscure double glazed window, low flush wc, wall mounted wash hand basin with chrome hot and cold taps, wall mounted gas boiler, radiator.

Stairs/Landing to First Floor

Carpeted and neutrally decorated with wooden handrails.

Bedroom One

12'2" x 10'7" (to wardrobes) (3.72 x 3.25 (to wardrobes))



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

En Suite Bathroom



Having ceramic tile effect cushion flooring and front aspect hardwood double glazed window, storage cupboard, pedestal wash hand basin with chrome hot and cold taps, low flush wc, bathtub with chrome hot and cold taps, radiator.

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Bedroom Two

6'11" x 9'11" (2.11 x 3.04)



Carpeted, rear aspect hardwood double glazed window, radiator.

Bedroom Four

6'11" x 6'2" (2.13 x 1.9)



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

Bedroom Three

6'11" x 9'11" (2.11 x 3.04)



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

Bathroom



Having ceramic tile effect cushion flooring and neutral decor with side aspect obscure hardwood double glazed window, wash hand basin to vanity unit with chrome monobloc tap, low flush wc, bathtub with electric shower over and chrome mixer tap, tiled splashbacks, radiator.

Stairs/Landing to Second Floor

A wooden staircase with neutral decor and access to eaves storage.

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Attic Room One

12'5" x 10'2" (3.8 x 3.11)



Carpeted and neutrally with side aspect hardwood double glazed window with view over football pitches and community recreational grounds. Night storage heater and eaves storage.

Attic Room Two

10'2" x 6'9" (3.11 x 2.08)



Carpeted and neutrally decorated with electric night storage heater. This room would make an ideal location for an en suite shower room, should you consider converting the attic space into a master suite.

OUTSIDE

Frontage and Driveway

To the front is a generous garden which has been attractively landscaped to provide a mixture of lawn and planting. There is an extensive Tarmacadam driveway with adequate parking for multiple vehicles, which leads to the rear via timber double gates.

Rear Garden



The driveway extends to the rear of the property where you will find an enclosed garden which has been landscaped to provide a mixture of block paved patio and lawn.

Material Information

Verified Material Information

Council tax band: D

Council tax annual charge: £2099.6 a year (£174.97 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 3 bedrooms, 2 bathrooms, 2 receptions

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 and Open fire

Broadband: FFTP (Fibre to the Premises)

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

Parking: Driveway, Gated, 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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of

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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: £1250pcm

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

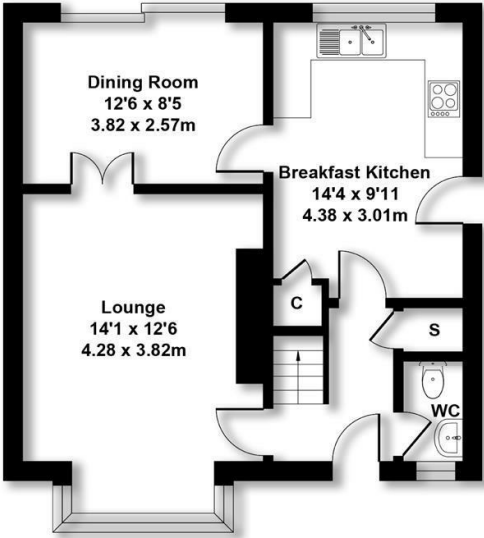
what3words ///voices.mornings.flickers



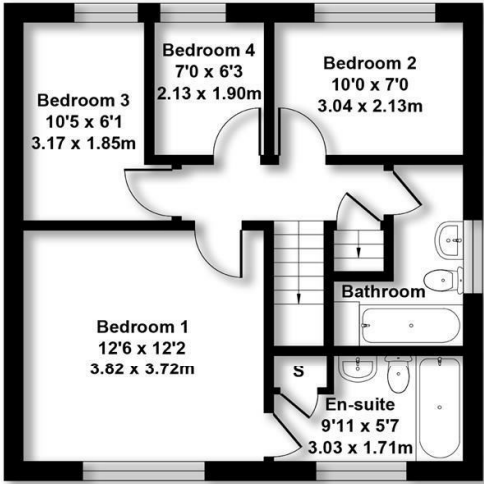
Sales: 01283 777100
Lettings: 01332 511000
www.scoffieldstone.co.uk

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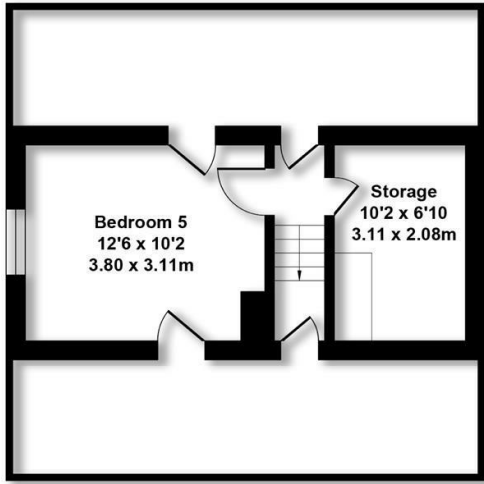
Approximate Gross Internal Area
1302 sq ft - 121 sq m



GROUND FLOOR

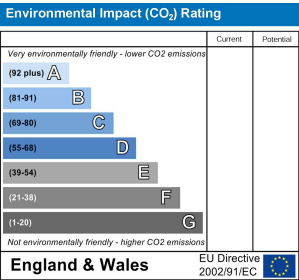
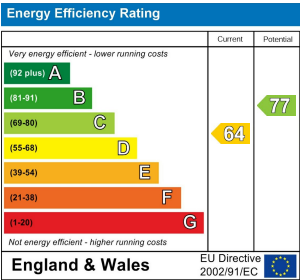


FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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