



**20 Arnfield Drive, Hilton, Derby, DE65 5AA**

**£235,000**

This semi-detached house, ideal for first-time buyers, investors, or families, is located in a sought-after area with access to schools and parks, featuring a bright reception room, a stylish kitchen, three bedrooms including a master with an en-suite, a serene bathroom, an enclosed garden, and tandem driveway parking.



### Summary Description

Presenting an excellent opportunity for first-time buyers, investors, or families, this semi-detached house is available for sale. Nestled in a sought-after location, the property is conveniently within reach of nearby schools, green spaces, parks, walking and cycling routes, making it ideal for those who appreciate an active lifestyle.

The property is in good condition, exuding a warm and inviting feel the moment you step inside. It features a generous reception room, adorned with large windows, offering an abundance of natural light and a tranquil garden view. The room also benefits from direct access to the garden, providing a seamless transition between indoor and outdoor living.

The kitchen, stylish and practical, boasts ample dining space and room for appliances. It forms the heart of the home, perfect for both everyday living and entertaining.

The house offers three well-proportioned bedrooms, with the master bedroom benefitting from an en-suite and built-in wardrobes. The other two bedrooms are also well-presented, with one double and a single room, perfect for a growing family or for accommodating guests.

Additionally, the property enjoys a stylish bathroom, providing a serene space to unwind at the end of the day.

Unique features of this property include an enclosed lawned garden to the rear and driveway parking for two cars parked in tandem. A handy downstairs toilet completes the layout of this fantastic home.

With its convenient location and excellent features, this property presents a wonderful opportunity for those seeking a delightful home in a vibrant location.

### Entrance Hallway

Carpeted and neutrally decorated with front aspect composite main entrance door with side window, under stairs storage, radiator, carpet matwell.

### Lounge

10'11" x 10'2" (3.35 x 3.1)



Carpeted and neutrally decorated with rear aspect upvc double glazed French doors to garden, radiator, tv and telephone points.

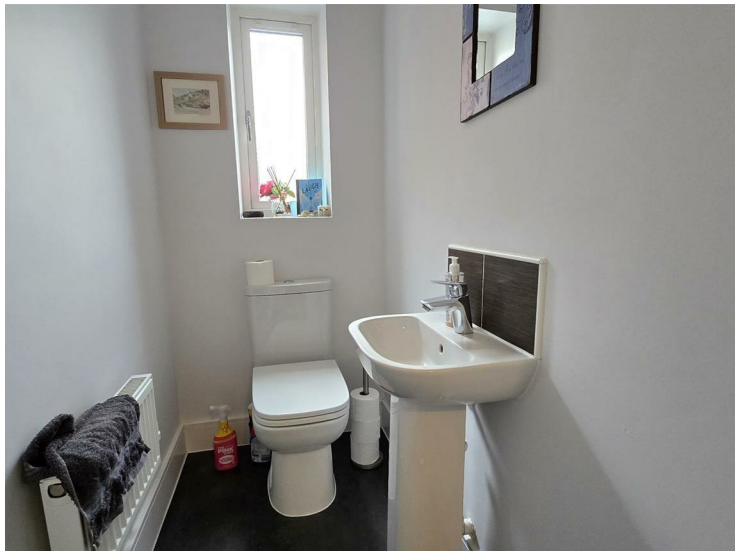
### Kitchen/Diner

10'11" x 10'2" (3.35 x 3.1)



Having ceramic tile effect cushion flooring and neutral decor with front aspect upvc double glazed window, a range of fitted wall and floor units to wood effect stone effect worktop, inset stainless steel sink with drainer, vegetable preparation and chrome monobloc tap, integrated electric oven with gas hob over and chimney style extractor hood, under counter space and plumbing for appliances, radiator.

**Guest Cloakroom/ WC**



Having ceramic tile effect cushion flooring and neutral décor with side aspect obscure upvc double glazed window, pedestal wash hand basin with chrome monobloc tap, low flush wc, radiator.

**Stairs/Landing**

Carpeted and neutrally decorated with wooden spindle staircase, access to roof space.

**Bedroom One**

8'2" x 9'8" (2.5 x 2.97)



Carpeted and neutrally decorated with front aspect upvc double glazed window, radiator, tv and telephone points, built in wardrobe.

**En Suite Shower Room**



Having ceramic tile effect flooring and neutral décor with front aspect obscure upvc double glazed window, tiled splashbacks, pedestal wash hand basin with chrome monobloc tap, low flush wc, shower enclosure with plumbed shower, heated towel rail.

**Bedroom Two**

10'3" x 8'11" (3.14 x 2.73)



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



### Bedroom Three

10'8" x 6'2" (3.26 x 1.89)



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

### Bathroom



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

### OUTSIDE

### Frontage and Driveway



There is a small artificial lawn to the front with car parking provided by a Tarmacadam tandem double driveway

### Rear Garden



An enclosed garden with paved patio and lawn. A side gate leads to the driveway.

### Material Information

Verified Material Information

Council tax band: C  
Tenure: Freehold  
Property type: House  
Property construction: Standard form  
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 - OK, Vodafone - Poor, Three - OK, EE - Good  
Parking: 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 area 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: B

For additional material information, please see the link:  
<https://moverly.com/sale/EsPbz1xLnesCXPtEaDxozQ/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.

### 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 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: £ 995pcm

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 ///dressing.front.roost

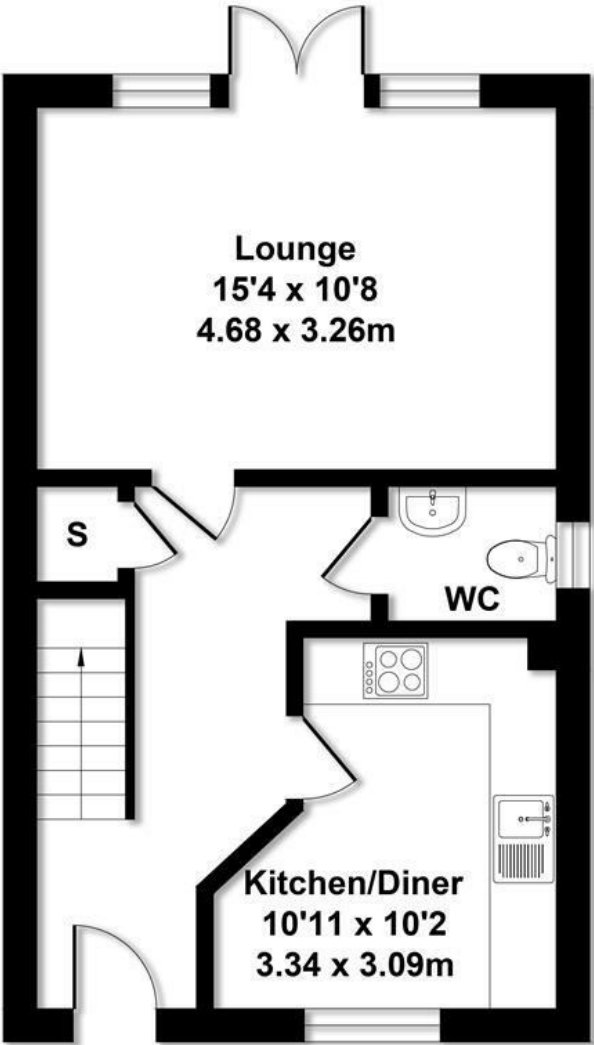


Sales: 01283 777100  
Lettings: 01332 511000  
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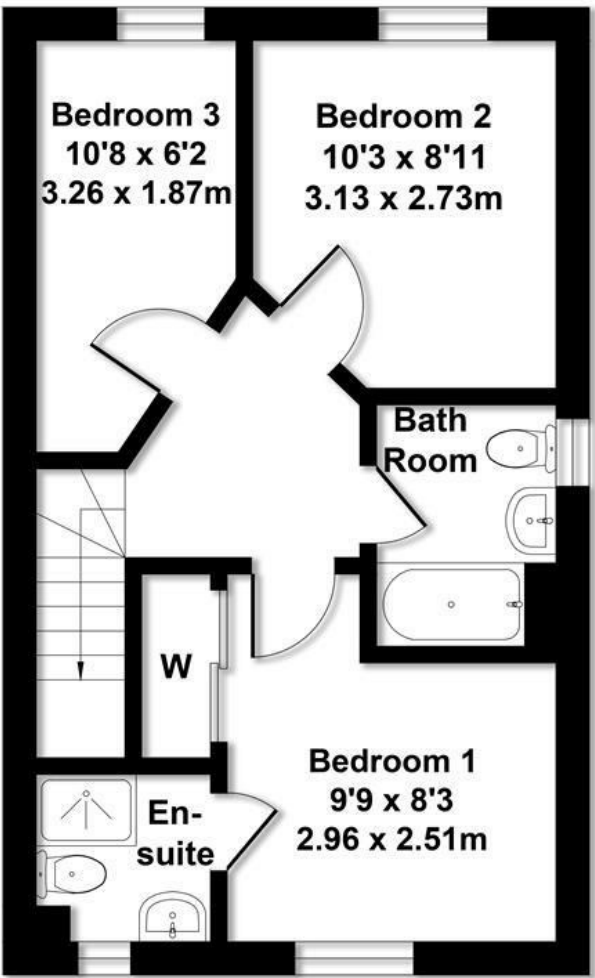


# 20, Arnfield Drive Hilton, Derby, DE65 5AA

Approximate Gross Internal Area  
818 sq ft - 76 sq m



GROUND FLOOR



FIRST FLOOR

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		<b>98</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



**Hilton Office**  
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