



19 Main Street, Hilton, Derby, Derbyshire, DE65 5FF

£260,000

Love at first sight - This immaculate Victorian mid-terraced three-bedroom house seamlessly combines traditional charm with contemporary finishes, featuring two spacious reception rooms, a stylish kitchen, a luxurious bathroom, and a beautiful garden, all situated in a desirable location with excellent amenities and transport links.

Summary Description

Presenting this immaculate Victorian mid-terraced three-bedroom house, a quintessential example of traditional charm harmoniously coupled with contemporary finishes. This property is currently listed for sale, promising to provide a new "wow" with every room.

The house boasts two generously sized reception rooms, the first being an open-plan lounge/diner with a stunning fireplace and wood floors, complemented by an abundance of built-in storage. The second reception room, a conservatory, features large windows offering a delightful garden view and access to the garden. It is accentuated with a tiled floor and underfloor heating, creating a comfortable and inviting space.

The property features a stylish kitchen with wood countertops and built-in appliances, offering a charming garden view. It also contains one beautiful bathroom, tastefully designed with heated floors and separate bath and shower, ensuring a luxurious experience.

The three double bedrooms each have their unique charm. Bedroom one stands out with built-in wardrobes, a Juliette balcony, and a garden view. The other two bedrooms are spacious and light-filled.

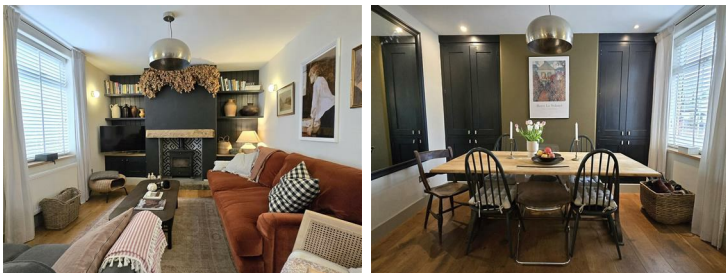
The property's unique features include a fireplace and a well-maintained garden, providing a perfect spot for outdoor relaxation. The location is equally impressive, with public transport links, schools, local amenities, parks, and historical features all within proximity. There are also plenty of walking and cycling routes, making it a sought-after location for families and couples alike.

In conclusion, this terraced house is a remarkable blend of traditional and modern style, promising a unique and comfortable living experience.

Entrance to:-

Lounge/Diner

10'9" x 22'9" (3.28 x 6.95)



Having wood flooring and stylish decor with two front aspect upvc double glazed windows, panelled timber main entrance door, wall lights, fireplace with wood burner stove, fitted cupboards, two radiators, tv point, internet point.

Kitchen

8'10" x 11'9" (2.7 x 3.6)



Having stone flooring with under floor heating and stylish decor with rear aspect upvc double glazed window, inset lights to ceiling, fitted wall and floor units to shaker style with wood worktop and tiled splashbacks, inset Belfast sink with monobloc tap, oven with chimney style extractor hood, integrated fridge/freezer, integrated dishwasher, radiator.

Conservatory

8'8" x 14'2" (2.66 x 4.33)



Having ceramic tiled flooring and neutral decor with exposed brick walls, upvc double glazed windows and glazed roof, upvc double glazed French doors to garden, two radiators.

Study

9'0" x 11'8" (2.75 x 3.58)



Having stone flooring with under floor heating and stylish decor with built in cupboard having plumbing for washing machine, radiator, paneling to walls, access to: -

Stairs/Landing

Stylishly presented with wooden spindle balustrade.

Bedroom One

11'9" x 11'3" (3.59 x 3.44)



Having wooden parket flooring, wood paneling and neutral decor with rear aspect upvc double glazed French window to Juliette balcony, roof lights, fitted wardrobes, radiator.

Bedroom Two

10'11" x 9'2" (3.35 x 2.8)



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

Bedroom Three

8'2" x 10'8" (2.51 x 3.27)



Having stylishly painted wooden floor and neutral decor with front aspect upvc double glazed sash window, radiator.

Bathroom

5'7" x 11'8" (1.71 x 3.57)



An incredibly stylish bathroom which has ceramic tiled flooring with under floor heating, fully tiled walls, rear aspect obscure upvc double glazed window, inset lights to ceiling, low flush wc, porcelain wash hand basin with monobloc tap and vanity unit, walk in wet room style shower with bath beyond the shower area, contemporary radiator.

OUTSIDE

Frontage



This double fronted Victorian cottage stands at roadside.

Rear Garden



To the rear you will find a generous and incredibly private garden which has been attractively landscaped to provide a mixture of stone paved patio, lawn and established herbaceous borders. Enclosed behind a hedge to the rear you will also find enclosed vegetable planting a large shed with power.

Material Information

Verified Material Information

Council tax band: A

Council tax annual charge: £1399.73 a year (£116.64 a month)

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, Underfloor heating, and Wood burner

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Good, Three - Good, EE - Great

Parking: On 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 area 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

For additional material information, please see the link:

<https://moverly.com/sale/TaBDK6YQCiTvoYb5UGSpOL/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: £1100pcm

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

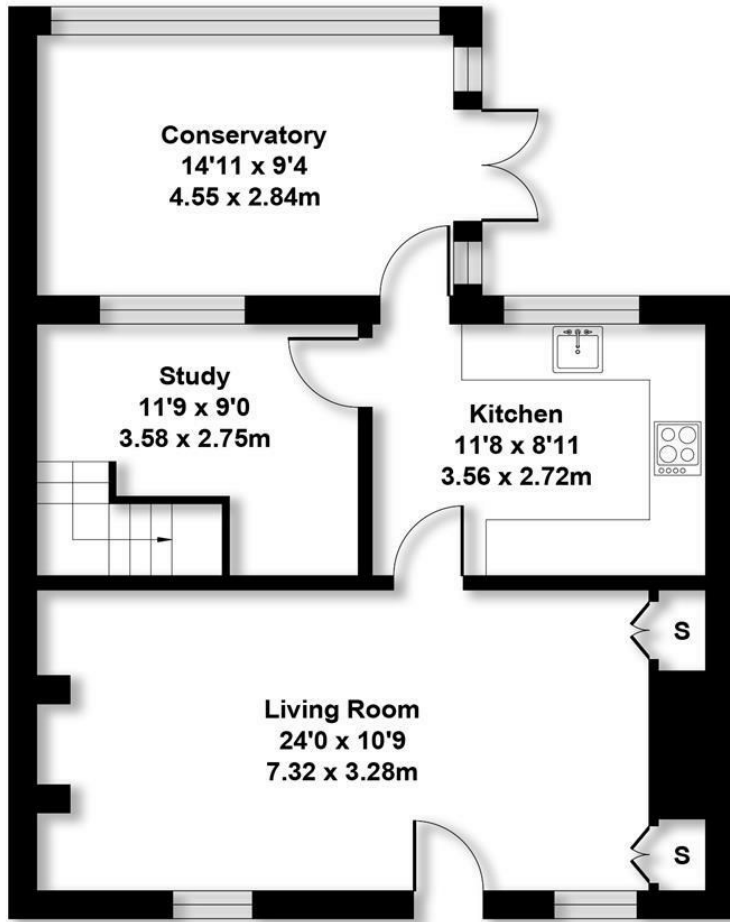
what3words ///hurtles.behaving.barmaid



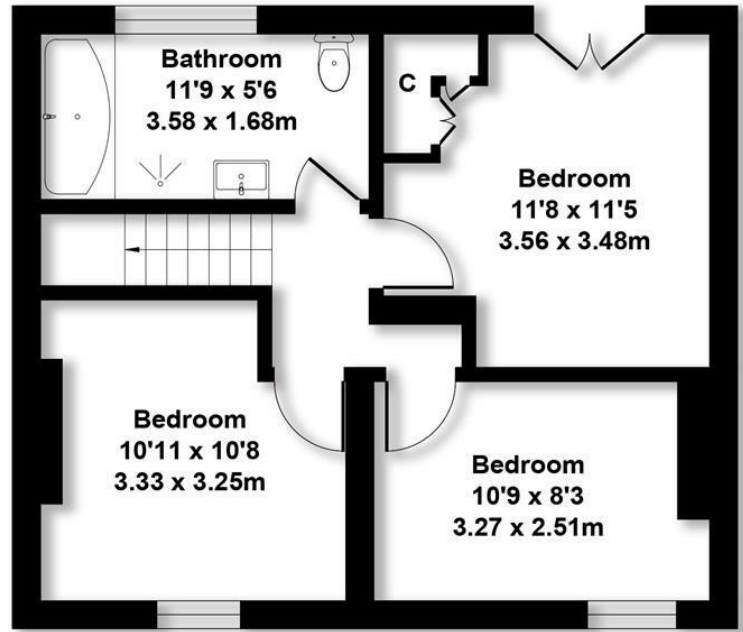
Sales: 01283 777100
Lettings: 01332 511000
www.scoffieldstone.co.uk

19 Main Street

Approximate Gross Internal Area
1123 sq ft - 104 sq m



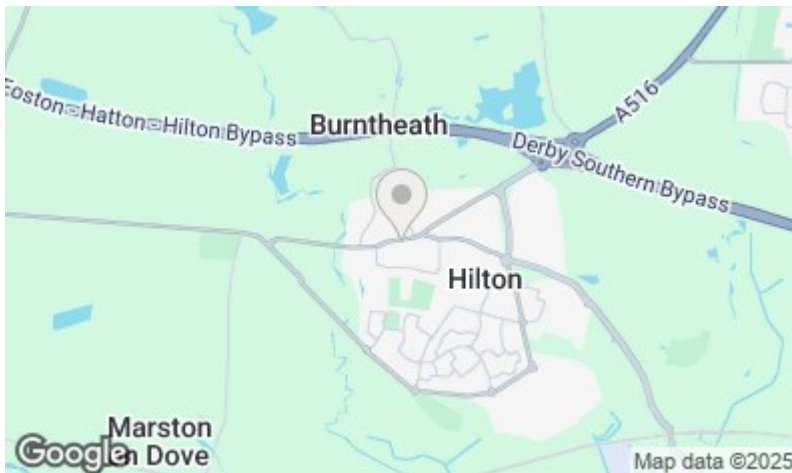
GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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SCOFFIELD
STONE
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	68	
(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	



Hilton Office
Unit 6, Neighbourhood Centre
Witham Close,
Hilton, Derby DE65 5JR

t: Sales 01283 777100
t: Lettings 01332 511000
e: info@scofieldstone.co.uk
w: www.scofieldstone.co.uk

Co Reg No. 8975758 VAT No. GB186513980