



**9 Halifax Close, Hilton, Derby, Derbyshire, DE65 5HH**

**£265,000**

This charming detached house in a quiet cul-de-sac is perfect for families, featuring three bedrooms, a stylish open-plan kitchen with garden views, a modern bathroom, a cozy lounge, a private garden, ample parking, and a single garage, all conveniently located near schools, amenities, and outdoor activities.



## 9 Halifax Close, Hilton, Derby, Derbyshire, DE65 5HH

### Summary Description

For sale is this delightful detached house in good condition, nestled in a quiet cul-de-sac position. This property is perfect for families, offering an array of unique features and practical amenities.

The house comprises of three well-sized bedrooms; two double and one single. The first double bedroom showcases a charming sloping ceiling detail, while the second double bedroom benefits from over stairs storage. The single bedroom is bright and welcoming.

The property boasts a stylish bathroom, lending a modern touch to the home. The kitchen is a real highlight, offering a large open-plan dining space. It is stylishly designed with fitted appliances and provides a splendid garden view, with easy access to the outdoors. The lounge, serving as the reception room, invites relaxation and comfort.

Externally, the property features a well-presented garden which offers relative privacy, an ideal space for outdoor activities or simply enjoying the fresh air. There is driveway parking available for at least three cars, along with access to a single garage, ensuring ample space for vehicles.

The property enjoys an excellent location with nearby schools, local amenities, green spaces, and public transport links. The vicinity also offers walking and cycling routes and is close to local parks, making it perfect for those who enjoy outdoor pursuits.

Key features such as the fireplace and open-plan living area create a warm and welcoming environment. This house is a perfect blend of style, convenience, and comfort, making it an ideal home for any prospective buyer.

### Canopied Storm Porch

To entrance hallway.

### Entrance Hall

With carpet matwell, neutral decor, front aspect part obscure glazed upvc main entrance door.

### Lounge

16'2" x 11'3" (4.94 x 3.45)



Lounge: 4.94 x 3.45

Having wood effect laminate flooring and neutral decor with front aspect upvc double glazed window, stone effect fireplace with electric fire, tv and telephone points, radiator.

### Open Plan Kitchen/Diner



## 9 Halifax Close, Hilton, Derby, Derbyshire, DE65 5HH

### Kitchen Area

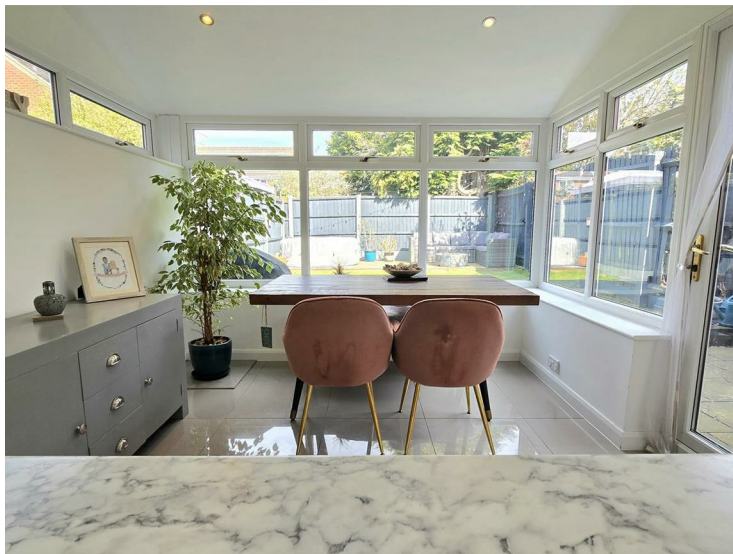
10'4" x 11'3" (3.17 x 3.44)



Having ceramic tiled flooring and neutral decor with inset lights to ceiling, fitted wall and floor units to white with stone effect roll edge worktops, inset composite sink with drainer and chrome mixer tap, integrated double electric oven with combination microwave, inset induction hob with chimney style extractor hood over, integrated fridge/freezer, integrated dishwasher.

### Dining Area

10'4" x 9'7" (3.16 x 2.93)



Having ceramic tiled flooring and neutral decor with rear and side aspect upvc double glazed windows, upvc double glazed door to rear garden, rooflight, inset lights to ceiling.

### Stairs/Landing

Carpeted and neutrally decorated with wooden spindle balustrade.

### Bedroom One

11'5" x 11'4" (3.49 x 3.47)



Carpeted and neutrally decorated with front aspect upvc double glazed window, sloping ceiling feature, panelling, radiator.

### Bedroom Two

10'5" x 11'6" (3.2 x 3.52)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, over stairs storage, radiator, access to roof space.



### Bedroom Three

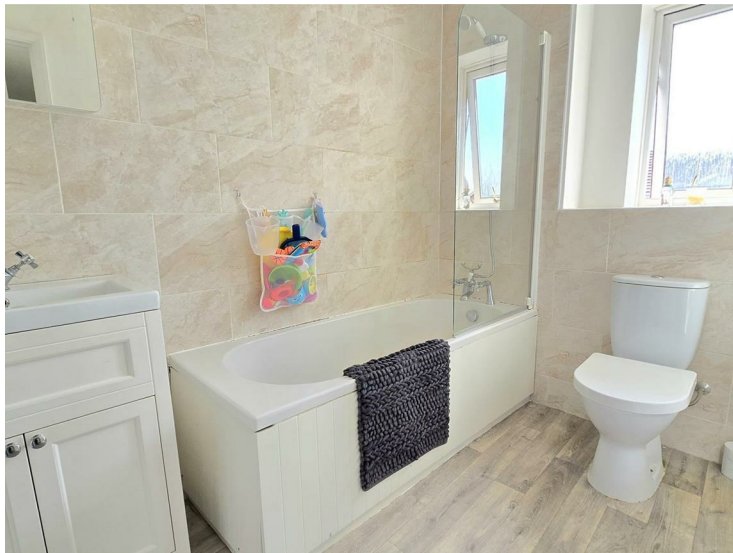
8'4" x 8'9" (2.55 x 2.69)



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

### Bathroom

8'4" x 5'8" (2.55 x 1.74)



Having wood effect cushion flooring and neutral decor with front aspect obscure upvc double glazed window, low flush wc, vanity cupboard with inset wash hand basin with chrome mixer tap, bathtub with chrome mixer tap having shower attachment, tiled splashbacks, chrome heated towel rail.

### OUTSIDE

#### Frontage and Driveway

To the front you will find a Tarmacadam driveway and decorative shale border providing car parking for at least three cars.

### Garage

17'7" x 8'2" (5.37 x 2.51)

A single, attached garage with roller shutter door, rear personnel door, plumbing for washing machine, light and power.

### Rear Garden



Accessed via the dining area you will find an enclosed, private garden which has been landscaped to provide a mixture of paved patio, decked patio and lawn.

### 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 - Good, Vodafone - OK, Three - Good, EE - Good

Parking: Garage 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 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/HCAzZtYPef1ZFXdUAHeJyR/view>

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This

## 9 Halifax Close, Hilton, Derby, Derbyshire, DE65 5HH

data is licensed under the Open Government Licence v3.0.

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

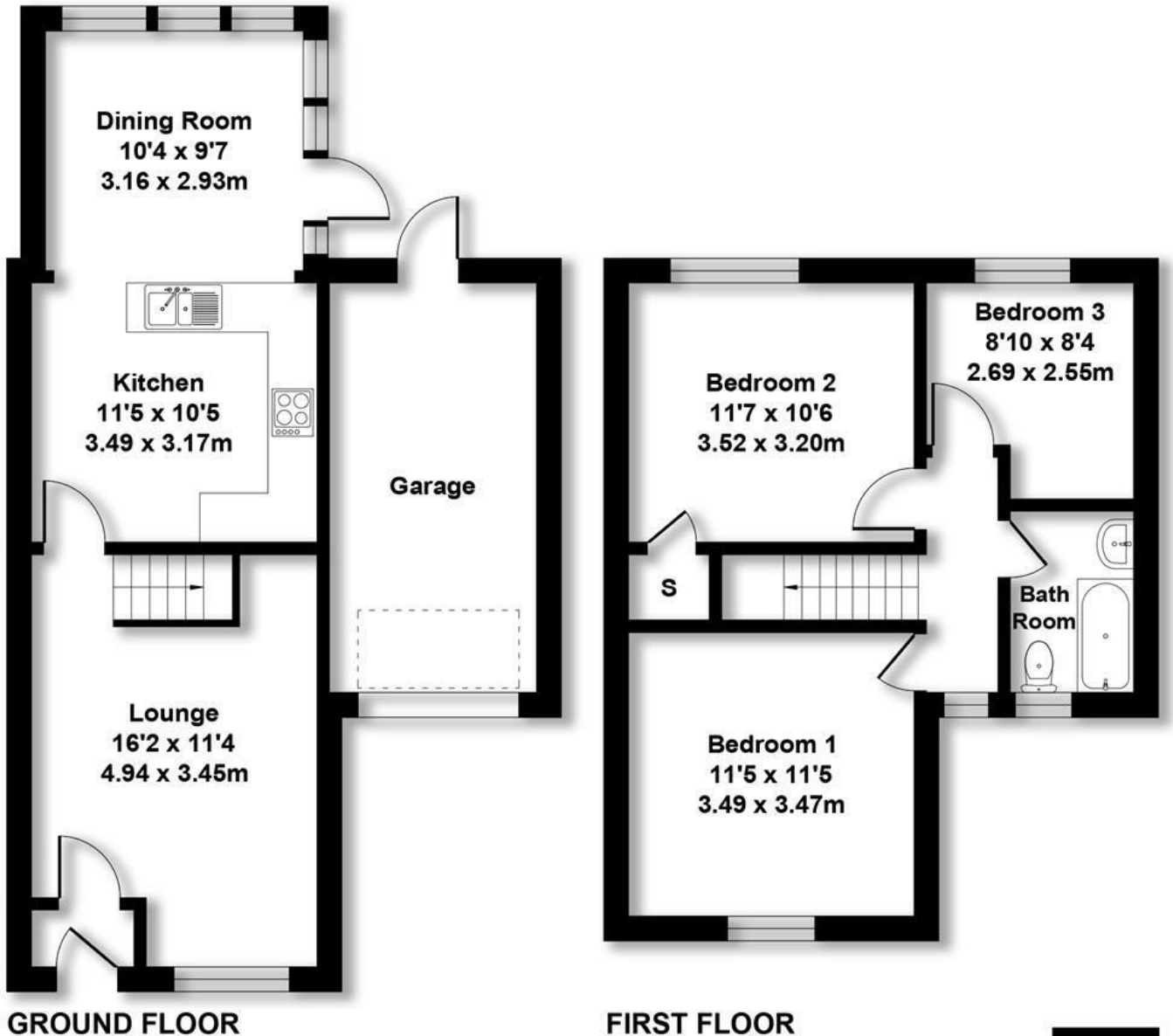
what3words ///behaving.hobbyists.initial



Sales: 01283 777100  
Lettings: 01332 511000  
[www.scoffieldstone.co.uk](http://www.scoffieldstone.co.uk)

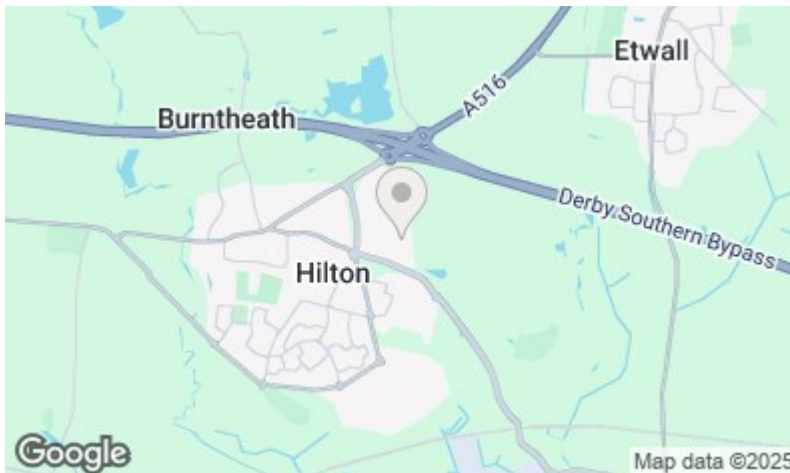
# 9 Halifax Close

Approximate Gross Internal Area  
1001 sq ft - 93 sq m



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

SCOFFIELD  
STONE  
ESTATE AGENTS



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	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	



**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](mailto:info@scofieldstone.co.uk)  
w: [www.scofieldstone.co.uk](http://www.scofieldstone.co.uk)

Co Reg No. 8975758 VAT No. GB186513980