



40 Astley Gardens, Hilton, Derby, Derbyshire, DE65 5NZ

£239,950

Chain Free - This immaculate semi-detached house, located in a sought-after cul de sac within a private development, offers a spacious reception room, fully-equipped kitchen, two double bedrooms, a sleek bathroom, and ample parking, with easy access to public transport, local amenities, and green spaces, making it ideal for first-time buyers, investors, or those looking to downsize.

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Summary Description

We are proud to present this immaculate semi-detached house for sale. Positioned in a sought-after cul de sac within a small private development, this property promises a blissful semi-rural living experience.

Within this delightful home, you will discover a spacious reception room that boasts large windows, providing plenty of natural light and a charming view of the garden. This versatile space doubles as a lounge and dining area, and offers direct access to the garden, perfect for indoor-outdoor living.

The property features a stylish, fully-equipped kitchen, complete with fitted appliances, ready to inspire all your home-cooked meals. The house offers two double bedrooms, providing ample space for a couple or a small family. The bathroom does not compromise on style, exuding a sleek design that complements the overall pristine condition of the house.

Externally, the house benefits from a block paved driveway with room for at least two cars, making parking a breeze. The rear of the property reveals an enclosed, lawned garden, offering a private oasis for relaxation or entertaining.

Situated in a prime location, this home is just a stone's throw away from public transport links, local amenities, and green spaces. Nearby schools make it an ideal spot for families, while the close proximity to walking and cycling routes will appeal to outdoor enthusiasts.

This property is a perfect fit for first-time buyers, investors, couples, or those looking to downsize. Don't miss this opportunity to invest in a property that combines style, convenience, and a fantastic 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/Diner

11'10" x 13'6" (3.61 x 4.12)



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

Kitchen

13'4" x 6'9" (4.07 x 2.07)



Having ceramic tiled flooring and neutral decor with front aspect upvc double glazed windows, inset lights to ceiling, stylish fitted wall and floor units with soft close doors and drawers, stone effect roll edge worktop, inset stainless steel sink with drainer, vegetable preparation and chrome monobloc tap, integrated electric oven, inset induction hob with extractor hood over, integrated fridge/freezer, integrated dishwasher, integrated washing machine, wall mounted Ideal Logic gas combination boiler.

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Guest Cloakroom



Having ceramic tiled flooring and neutral decor with wall mounted wash hand basin having chrome monobloc tap and tiled splashback, low flush wc, radiator.

Stairs/Landing

Carpeted and neutrally decorated with side aspect upvc double glazed window, wooden spindle staircase, walk in storage cupboard, access to roof space.

Bedroom One

8'11" x 13'6" (2.73 x 4.13)



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

Bedroom Two

9'7" x 13'6" (2.94 x 4.13)



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

Bathroom

6'3" x 6'4" (1.93 x 1.95)



Having ceramic tiled flooring and stylish decor with inset lights to ceiling, tiled splashbacks, bathtub with chrome mixer tap and electric shower over, low flush wc, wall mounted wash hand basin with chrome monobloc tap, shaving point, radiator.

OUTSIDE

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Frontage and Driveway



To the front you will find a lawned garden. Car parking is provided by a block paved tandem driveway with adequate parking for at least two vehicles.

Rear Garden



Accessed via a side gate from the driveway, or from the lounge/diner, you will find a generous enclosed garden which is landscaped to provide a mixture of paved patio, lawn and some raised planting.

Material Information

Verified Material Information

Council tax band: B
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: None
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - OK, Vodafone - OK, Three - Good, 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: 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: B

For additional material information, please see the link:
<https://moverly.com/sale/Br5aiH85xXomWR1L6VZPeB/view>

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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: £900 pcm

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

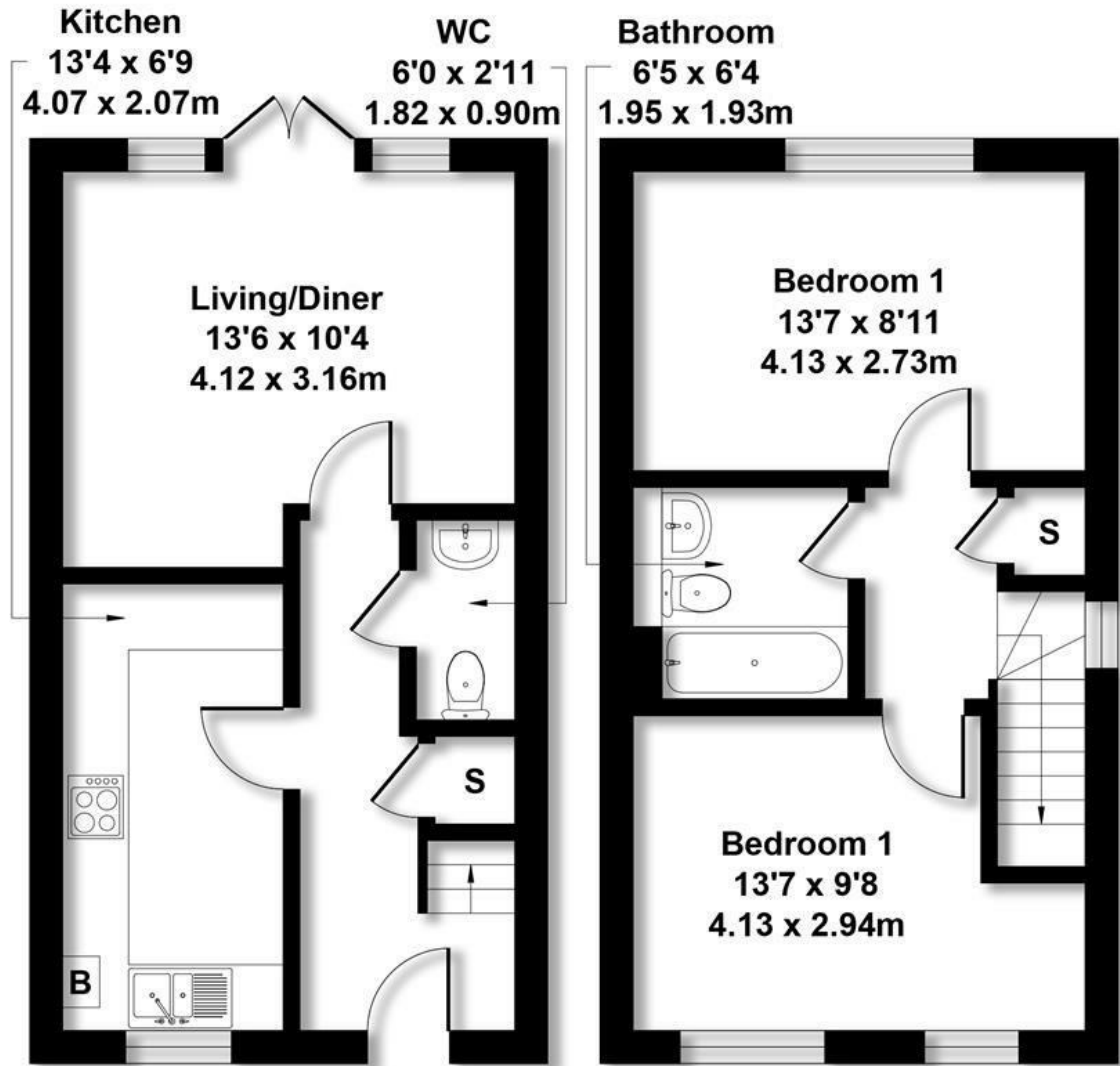
what3words ///unravel.putts.tiger



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

40 Astley Gardens

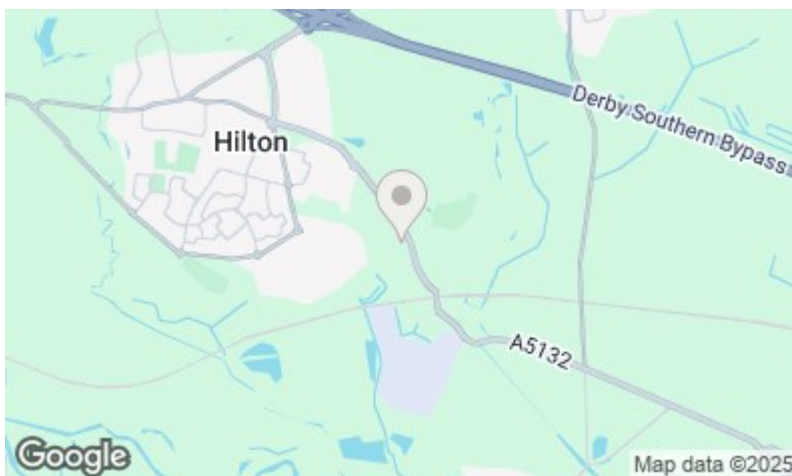
Approximate Gross Internal Area
700 sq ft - 65 sq m



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) 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	97 83
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO₂ 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 CO₂ 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@schofieldstone.co.uk
w: www.schofieldstone.co.uk

Co Reg No. 8975758 VAT No. GB186513980