



10 Dale Brook, Hilton, Derby, Derbyshire, DE65 5JH

£380,000

Chain Free - This charming detached family home, located in a tranquil cul de sac, offers ample space with four/five bedrooms, two reception rooms, an open-plan kitchen, and a substantial garden, making it ideal for a growing family seeking comfort and convenience near green spaces and local amenities.

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Summary Description

For sale is this charming detached family home, presented in excellent condition and offering a wealth of space, thanks to a substantial two storey extension. Conveniently configured with two reception rooms, one kitchen, four bedrooms and three bathrooms, this property meets all the requirements for a growing family.

As you step inside, you'll discover an open-plan kitchen equipped with built-in pantry, a utility room and a breakfast area. Further enhancing the living space is the first reception room, a perfect family hub fashioned with large windows, a fireplace and garden view. It also offers direct access to the garden, serving as an invigorating lounge-cum-diner. The second reception room, a snug bay-fronted space, is ideal for intimate family gatherings.

Of the four bedrooms, the master bedroom is truly noteworthy, offering an en-suite for added comfort. The second bedroom, also double-sized with an en-suite, and the third double bedroom, both feature built-in wardrobes. The fourth bedroom is a cosy single room with built-in wardrobes, ideal for a child or as a guest room.

Completing the accommodation is a stylish large bathroom with a four-piece suite. The property also boasts a study, providing home office solutions. Driveway parking for two cars and a private, generously sized south-facing garden add to the property's appeal.

Situated in a tranquil cul de sac position, the property is surrounded by green spaces, nearby parks, walking and cycling routes. It also benefits from proximity to public transport links, local amenities and schools. This property is ideal for families seeking a welcoming community and a home full of unique features.

Entrance Hall

Having wood effect laminate flooring and neutral decor with front aspect part obscure composite main entrance door, radiator.

Snug

10'3" x 8'10" (3.13 x 2.71)



Having wood effect wood effect stylish decor with front aspect upvc double glazed bay window, radiator.

Lounge

14'7" x 12'11" (4.45 x 3.94)



Having wood effect laminate flooring and stylish decor, Adam style fireplace with living flame gas fire, wall lights, tv point.

Family Room & Dining

10'1" x 22'7" (3.09 x 6.89)



Having wood effect laminate flooring and stylish decor with two rear aspect upvc double glazed French doors to garden and upvc double glazed window, two radiators.

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Kitchen

13'10" x 10'8" (4.23 x 3.27)



Having ceramic tiled flooring and neutral decor with side aspect upvc double glazed window, wooden wall and floor units to shaker style with granite worktops and tiled splashbacks, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap, integrated Neff double electric oven, inset Neff induction hob with chimney style extractor hood over, space for American style fridge/freezer, under stairs storage, radiator.

Utility Room

5'3" x 7'9" (1.61 x 2.38)

Utility Room: 1.61 x 2.38

Having ceramic tiled flooring and neutral decor with part obscure upvc double glazed door to side passage, fitted wall units to complement the kitchen and stone effect roll edge worktop, under counter space and plumbing for appliances, wall mounted Glowworm gas boiler.

Study / Bedroom Five

9'9" x 6'11" (2.98 x 2.13)



Having wood effect laminate flooring and neutral decor with front aspect upvc double glazed window, telephone point, radiator. This room offers great versatility and offers a number of usage options.

Guest Cloakroom

Having ceramic tile effect cushion flooring and neutral decor with front aspect upvc double glazed porthole window, low flush wc, wall mounted wash hand basin with chrome hot and cold taps and tiled splashback over, radiator.

Stairs/Landing

Carpeted and neutrally decorated with wooden spindle staircase, airing cupboard with hot water cylinder, radiator, access to roof space.

Bedroom One

10'3" x 14'4" (3.13 x 4.39)



Carpeted and stylishly decorated with two front aspect upvc double glazed windows, fitted wardrobes, radiator.

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En Suite Shower Room One

Having wood effect cushion flooring and neutral decor with front aspect obscure upvc double glazed window, tiled splashbacks, pedestal wash hand basin with chrome hot and cold taps, low flush wc, shower enclosure with plumbed shower, shaving point, radiator.

Bedroom Two

11'2" x 10'0" (3.41 x 3.06)



Carpeted and stylishly decorated with two rear aspect upvc double glazed windows, radiator.

En Suite Shower Room Two

Having ceramic tiled flooring and fully tiled walls, pedestal wash hand basin with chrome monobloc tap, low flush wc, corner quadrant shower enclosure with electric shower, chrome heated towel rail.

Bedroom Three

9'3" x 9'4" (2.84 x 2.86)



Carpeted and stylishly decorated with rear aspect upvc double glazed window, fitted wardrobes, radiator.

Bedroom Four

8'2" x 8'1" (2.5 x 2.48)



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

Bathroom



A generous four piece bathroom with side aspect part obscure upvc double glazed window, fully tiled walls, double width shower enclosure with plumbed shower, low flush wc, bathtub with chrome mixer tap, wash hand basin with chrome monobloc tap set to vanity cupboard, shaving point, chrome heated towel rail, radiator.

OUTSIDE

Frontage and Driveway



To the front you will find a block paved driveway providing car parking for at least two cars parked side by side. There is also a decorative gravel border. Wooden side gates can be found at each side and lead to the rear garden.

Rear Garden



To the rear you will find a generous enclosed, private garden which has been landscaped to provide a mixture of paved patio, lawn and raised planting borders.

Material Information

Verified Material Information

Council tax band: D
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: 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: No
Energy Performance rating: C

For additional information, please follow the link:
<https://moverly.com/sale/NjuKKxKo8PYYaRn7hspQmp/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: £1750pcm

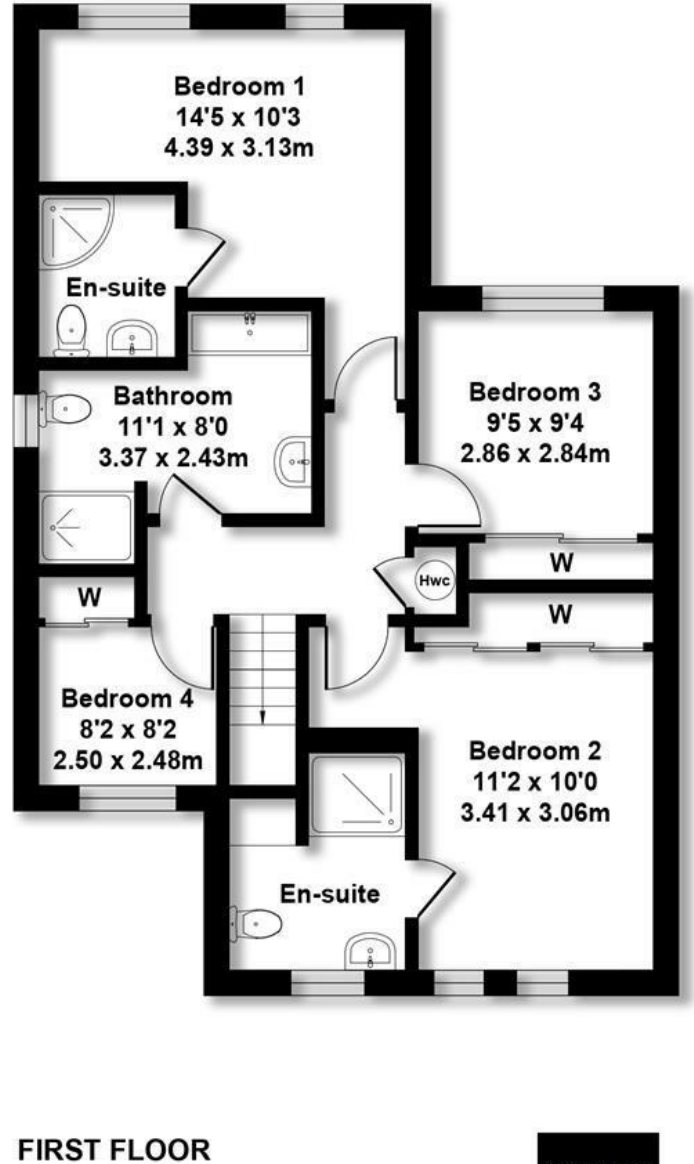
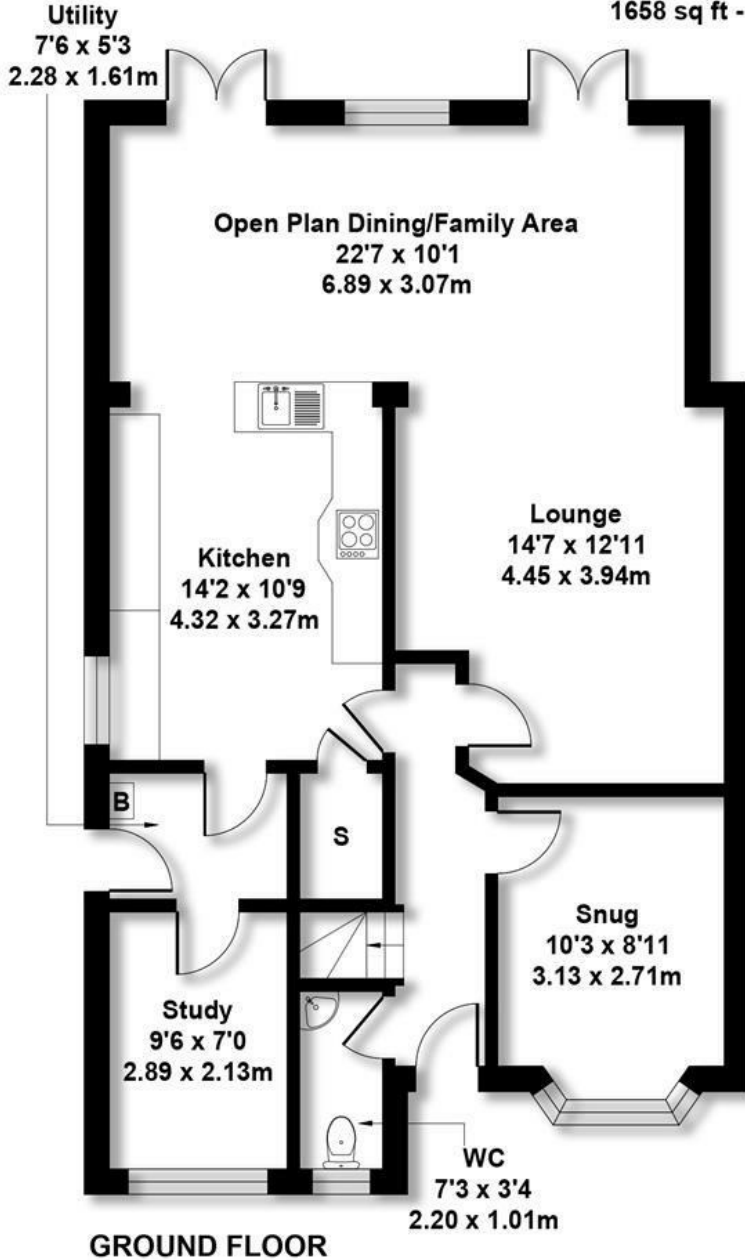
The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scofield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

Location / what3words

what3words ///soon.charm.sunbeam

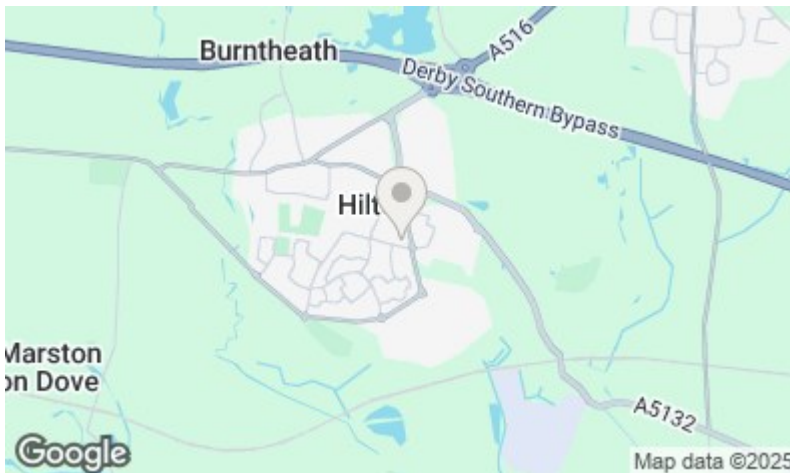
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Approximate Gross Internal Area
1658 sq ft - 154 sq m



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 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	



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