



The Poplars, 71 Main Street, Hilton, Derby, Derbyshire, DE65 5GG

£325,000

This unique and luxurious semi-detached house features three double bedrooms, two reception rooms, and a farmhouse-style kitchen, all set on a private plot with a south-facing garden and gated parking, located in a desirable area with excellent schooling options and access to amenities and green spaces.

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Summary Description

Presenting an immaculate semi-detached house for sale, unique in its design and exuding luxury in every corner. This beautifully presented property, situated on a private plot, offers a high degree of versatility, making it a perfect home for families.

The property accommodates three splendid double bedrooms. The first two bedrooms boast ample space, with the second one featuring handy wardrobes. The third bedroom is an exquisite attic conversion, offering exposed trusses and useful eaves storage.

The property is serviced by two bathrooms, one being a convenient ground floor shower room and the other, a stylish first-floor bathroom. The house has a total of two reception rooms, each with its distinctive charm. The first is a cosy sitting room with a Victorian style open fireplace, and the second is a versatile sub-level reception room.

The house features a large, farmhouse-style kitchen with wood countertops, a dining area, and a range oven. The kitchen also benefits from having direct access to the patio, allowing a beautiful view of the garden while you cook.

Outside, the property boasts a south-facing garden, beautifully presented, and a balcony patio, perfect for summer alfresco dining. Parking is not an issue, thanks to the gated frontage.

This property is in a sought-after location with easy access to public transport, local amenities, green spaces, and nearby parks. It is also within the John Port catchment, offering excellent schooling options. The area is rich with historical features and offers numerous walking and cycling routes.

Characterised by original features such as a fireplace, beamed ceilings, a large utility, and a converted attic room, this property is a rare find. Don't miss this opportunity to own a piece of luxury.

Entrance to:-

Sitting Room

12'11" x 10'6" (3.94 x 3.21)



Having wood flooring and stylish decor with front and side aspect upvc double glazed windows, part decorative obscure glazed composite main entrance door, cast iron Adam style fireplace with tiled surround, tv point.

Hallway/Landing

Having wooden flooring, telephone point.

Kitchen/Diner

11'6" x 14'2" (3.53 x 4.34)



Having ceramic tiled flooring and stylish decor with side aspect upvc double glazed window, rear aspect part glazed wooden door to veranda, exposed beams to ceiling, fitted units with wooden worktops and tiled splashbacks, integrated dishwasher, integrated wine chiller, inset stainless steel sink with drainer, vegetable preparation and chrome monobloc tap. A Belling range oven is included in the sale.

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Shower Room



Having ceramic tile flooring and stylish decor with obscure side aspect window, exposed beams to ceiling, shower enclosure with plumbed shower and tiled splashbacks, low flush wc, contemporary wash hand basin with chrome monobloc tap and vanity cupboard, chrome heated towel rail.

Stairs/Landing

Carpeted and neutrally decorated with rear aspect upvc double glazed window, built-in storage cupboard, radiator.

Bedroom

12'10" x 10'8" (3.93 x 3.26)



Carpeted and stylishly decorated with front aspect upvc double glazed window, decorative cast iron fireplace, radiator.

Bedroom

8'6" (to wardrobe) x 10'11" (2.6 (to wardrobe) x 3.34)



Carpeted and stylishly decorated with side aspect upvc double glazed window, wardrobe, radiator.

Bathroom

8'5" x 4'11" (2.58 x 1.5)



Having tile effect laminate flooring and stylish decor with rear aspect obscure upvc double glazed window, tiled splashbacks, bathtub with elegant chrome mixer tap having shower attachment and electric shower over, pedestal wash hand basin with chrome hot and cold taps, low flush wc, retro style radiator.

Stairs to:-

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Bedroom

16'7" x 17'6" (5.07 x 5.34)



Carpeted and neutrally decorated with side aspect upvc double glazed window, two rooflights, eaves storage, radiator. This is an incredibly versatile space. The current owners use this as a home office, but equally it could be used as a master bedroom, teenagers retreat or many other uses.

SUB LEVEL

Hallway

Having stone tile effect flooring and neutral decor, radiator.

Reception Room

12'4" x 10'5" (3.76 x 3.19)



Having stone tile effect flooring, exposed beams to ceiling, side aspect upvc double glazed window, radiator.

Utility Room

10'9" x 13'1" (3.29 x 4.01)



Having ceramic tile effect flooring and stylish decor with exposed beams to ceiling, rear aspect upvc double glazed window, brick fireplace, wooden worktop with inset Belfast sink and Chefs mixer tap, radiator.

Third WC

4'9" x 4'0" (1.46 x 1.23)



Having ceramic tile effect flooring and stylish decor with (Saniflow) toilet, chrome heated towel rail, contemporary wash hand basin with chrome monobloc tap set to wooden worktop.

OUTSIDE

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Frontage and Driveway



A gated driveway provides privacy and parking for multiple vehicles on the concrete laid driveway. A secure gate gives access to the rear.

A stepped entrance gives access to the front door of the property.

Rear Garden



To the rear you will find an enclosed, private garden which has been attractively landscaped to provide a mixture of established herbaceous borders, artificial lawn and decorative gravel pathway. An area to the side of the house provides excellent storage for bicycles, or bins.

A key feature of the rear garden is the raised veranda which provides an ideal Mediterranean style enclosure to enjoy day long sun.

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 - Good, Vodafone - Good, Three - Great, EE - Great

Parking: Driveway, Gated, Off Street, and Private

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: 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: E

For additional material information, please follow the link:
<https://moverly.com/sale/GGmiFtoV5L5ZEXbVKBQvFF/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: £1250pcm

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

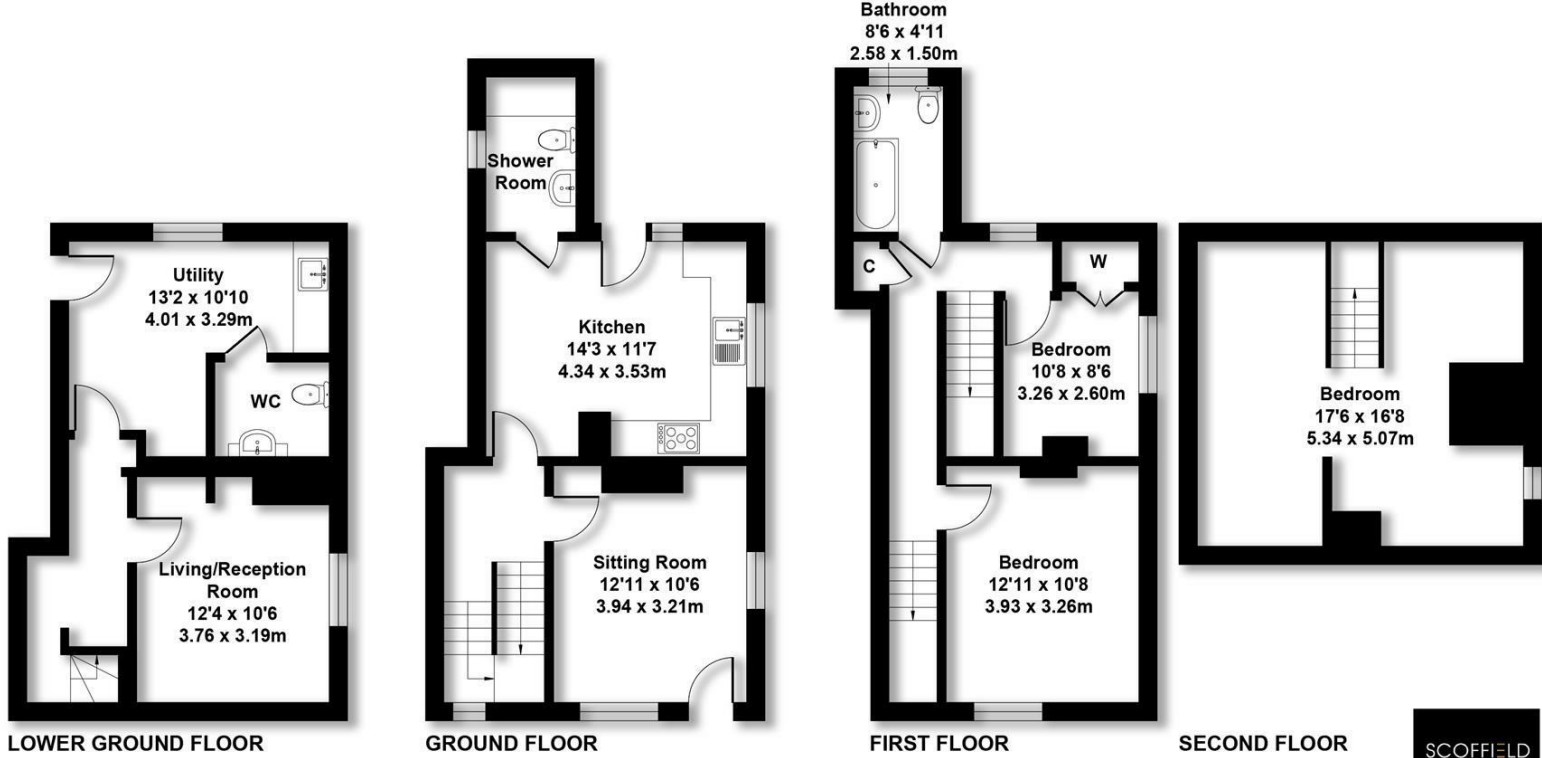
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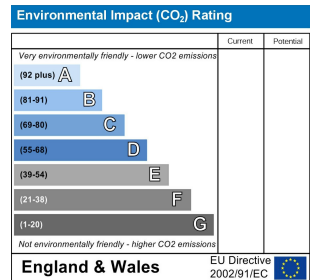
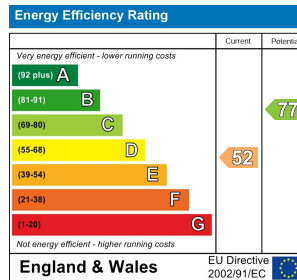
71 Main Street

Approximate Gross Internal Area
1475 sq ft - 137 sq m
(Excluding Void)



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



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