



25 Nene Way, Hilton, Derby, Derbyshire, DE65 5HX

£350,000

This elegant detached house offers spacious living with four well-presented bedrooms, including a master suite, a large kitchen with garden access, a conservatory, and a converted garage utility area, set amidst immaculate gardens with ample parking, making it an ideal family home near amenities and outdoor activities.

Summary Description

This elegant detached house is now available for sale. The property is in good condition and offers an abundance of living space, with three generous reception rooms and a dining space within the kitchen. The kitchen itself is generously proportioned and has the added benefit of direct access to the garden, perfect for family barbecues or relaxing summer evenings.

The property boasts four well-presented bedrooms, including a master suite with built-in wardrobes and a private en-suite shower room. The other three bedrooms consist of two doubles and a single, offering versatility to accommodate a variety of needs. The family bathroom is fitted with a practical shower over the bath.

One of the property's unique features is the conservatory, accessible from one of the reception rooms. This light-filled space offers a tranquil view of the well-maintained garden. The property also benefits from a downstairs toilet and a garage, which has been converted into a utility area.

Outside, the property is equally impressive. The front and rear lawns are immaculately kept, and the private rear garden has a patio, lawn, and established herbaceous borders. The driveway can comfortably accommodate two cars.

Located close to public transport links, local amenities, schools, green spaces, and parks, this property is perfect for families. The area also offers plenty of walking and cycling routes, making it an ideal location for those who enjoy outdoor activities. The property's unique features, such as the parking, garden, and garage/utility conversion, add considerable value and convenience. This is a fantastic opportunity to secure a quality family home.

Entrance Hall

Carpeted and neutrally decorated with front aspect part decorative obscure glazed galvanised main entrance door, entrance matwell, radiator.

Lounge

16'4" x 11'5" (4.98 x 3.5)



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

Dining Room

11'6" x 9'4" (3.51 x 2.86)



Carpeted and neutrally decorated with access to the conservatory via sliding doors, radiator.

Conservatory

11'5" x 9'6" (3.49 x 2.91)



Having wood laminate flooring, brick finish lower walls, upvc double glazed windows with French doors to garden, translucent roof, radiator, power sockets.

Kitchen/Diner

11'5" x 14'9" (3.49 x 4.51)



Having tile effect laminate flooring and neutral decor with rear aspect upvc double glazed window, upvc double glazed French doors to garden, part obscure glazed galvanised side door, a range of fitted wall and floor units to gloss cream with stone effect roll edge worktops and tiled splashbacks, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap, integrated electric oven with gas hob over and chimney style extractor hood, integrated fridge freezer under counter space and plumbing for dishwasher, two radiators.

Guest Cloakroom

Having wood effect laminate flooring and neutral decor with side aspect obscure upvc double glazed window, low flush wc, pedestal wash hand basin with chrome hot and cold taps, radiator.

Utility Room

6'3" x 8'0" (1.93 x 2.44)

This room has been created by dividing the garage. Having wood effect laminate flooring and neutral decor with worktop space, inset stainless steel sink with drainer and chrome hot and cold taps, under counter space and plumbing for appliances, wall mounted Ideal Logic gas combination boiler, radiator.

Stairs/Landing

Carpeted and neutrally decorated with wooden spindle staircase, side aspect upvc double glazed window, airing cupboard, radiator, access to roof space via loft ladders. The loft is lit and is part boarded.

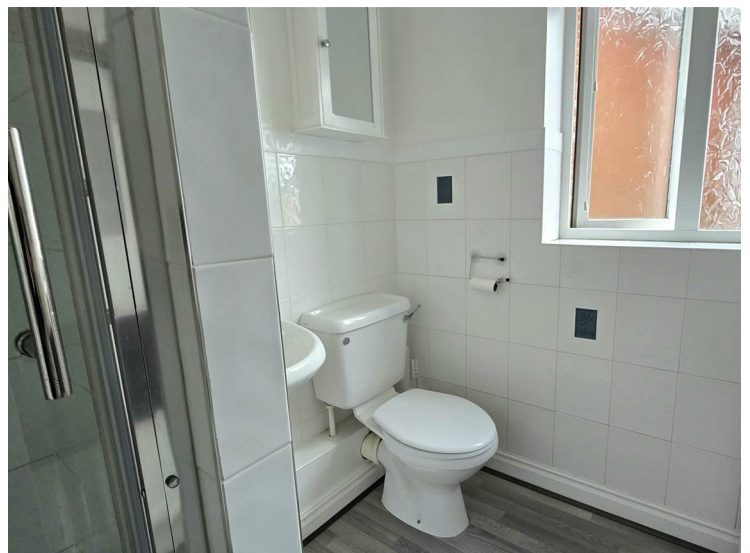
Bedroom One

14'7" x 12'0" (4.46 x 3.66)



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

En Suite Shower Room



Having wood effect laminate flooring and neutral decor with side aspect obscure upvc double glazed window, tiled splashbacks,

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shower enclosure with plumbed shower, pedestal wash hand basin with chrome hot and cold taps, low flush wc, radiator.

Bedroom Two

10'11" x 10'10" (3.33 x 3.32)



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

Bedroom Three

8'9" x 11'10" (2.67 x 3.63)



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

Bedroom Four

8'1" x 7'6" (2.47 x 2.31)



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

Bathroom



Having ceramic tile effect cushion flooring and neutral decor with rear aspect obscure upvc double glazed window, tiled splashbacks, pedestal wash hand basin with chrome hot and cold taps, low flush wc, bathtub with chrome mixer tap and plumbed shower over, radiator.

OUTSIDE

Garage

9'5" x 8'8" (2.88 x 2.66)

The garage has been divided to create an area for storage to the front and a utility room to the rear. Metal up and over door, light and power.

Frontage and Driveway



To the front you will find a Tarmacadam double driveway and lawn.

Rear Garden



Accessed via a gate from the driveway you will find an enclosed garden which has been landscaped to provide a mixture of paved patio, lawn and established herbaceous borders.

Material Information

Verified Material Information

Council tax band: E
Council tax annual charge: £2566.17 a year (£213.85 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
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - OK, Vodafone - Poor, 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: Yes
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: C

For additional material information, please see the link:
<https://moverly.com/sale/MsPiYyax4xWof1PrCPWxKq/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: £1400pcm

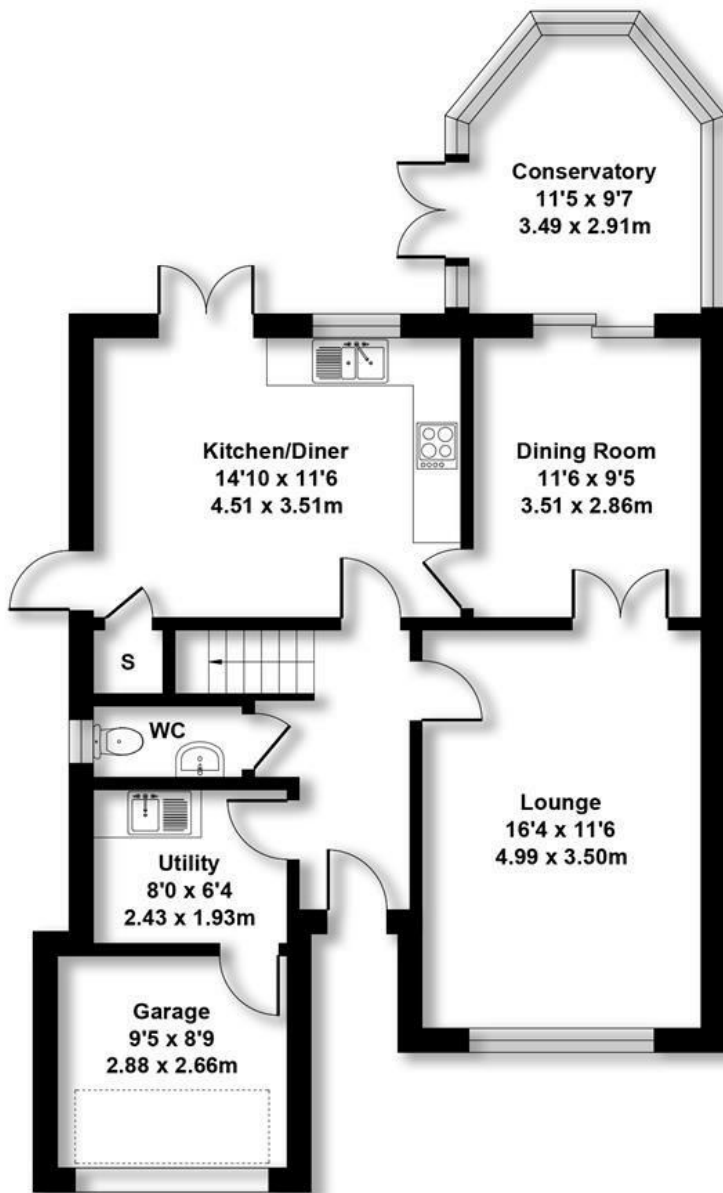
The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scofield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this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

Location / what3words

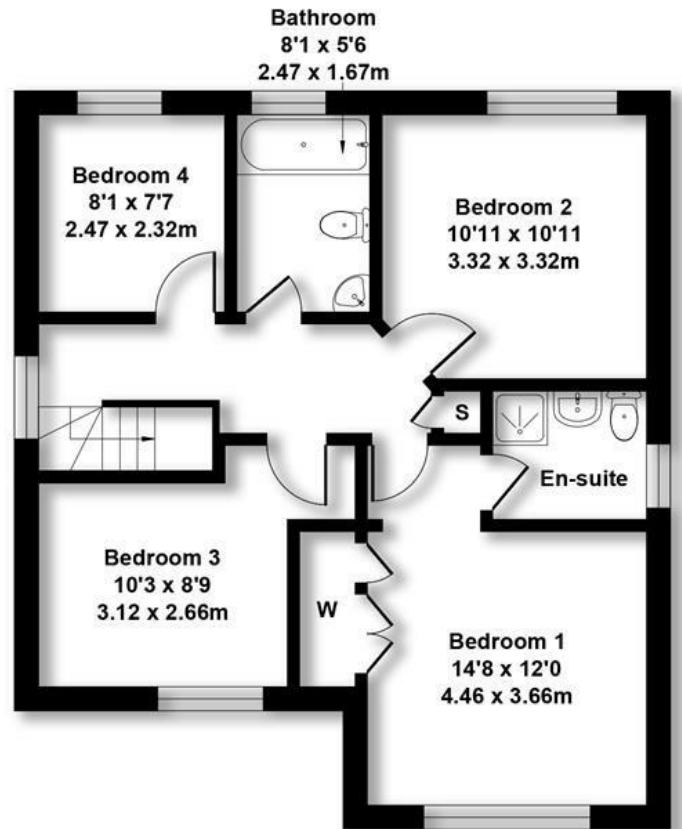
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25 Nene Way

Approximate Gross Internal Area
1496 sq ft - 139 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			
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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