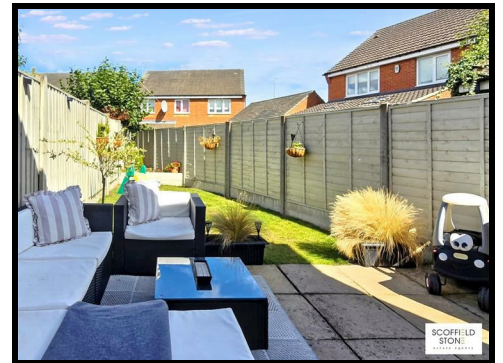




41 Eden Close, Hilton, Derby, Derbyshire, DE65 5NL

£1,050 PCM

Scofield Stone are delighted to offer TO LET this unfurnished three bedroomed property situated in Hilton. This beautiful village provides a range of local shops, schools and amenities, with excellent road links to Derby, Burton upon Trent and surrounding Derbyshire countryside.

Council tax band: (C) EPC rating: (C) Deposit: £1,210, and a holding deposit of £240 which will go towards the successful applicants first months rent

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Summary Description

The ground floor includes a welcoming entrance hall with wood effect flooring, a bright lounge/diner with French doors opening onto the rear garden, and a fitted kitchen with a range of units and integrated appliances. A useful guest cloakroom completes the downstairs accommodation. Upstairs, the property provides three double bedrooms, with the main bedroom benefitting from fitted wardrobes, along with a modern family bathroom. Outside, the enclosed rear garden is landscaped with lawn, patio and planting borders, while to the front there is a driveway offering tandem parking for two cars and a detached single garage with power and lighting.

Hilton is a highly regarded village offering a strong sense of community along with excellent local amenities. There are several shops, cafés, pubs and takeaways, as well as a popular primary school and nursery within easy reach. The area also benefits from regular public transport links, with bus services connecting to Derby, Burton upon Trent and surrounding areas. For those who commute, the A50, A38 and M1 road networks are easily accessible, while Derby railway station provides direct services to major UK cities.

Entrance Hall

Having wood effect LVT flooring, wood paneling to walls, front aspect part obscure glazed composite main entrance door, telephone point, radiator.

Kitchen

9'10" x 6'11" (3.01 x 2.13)



Having ceramic tiled flooring, inset lights to ceiling, front aspect upvc double glazed window, fitted wall and floor units to wood effect with stone effect roll edge worktop and tiled splashbacks, inset stainless steel sink with drainer and chrome mixer tap, integrated electric oven with gas hob over and extractor hood, under counter space and plumbing for appliances, radiator.

Lounge/Diner

15'8" x 13'10" (4.8 x 4.24)



Having wood effect LVT flooring, rear aspect upvc double glazed

French doors to garden and side windows, tv and telephone points, radiator.

Guest Cloakroom/WC

5'1" x 2'11" (1.55 x 0.9)



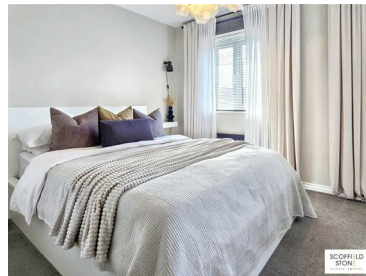
Having ceramic tiled flooring, front aspect obscure upvc double glazed window, low flush wc, pedestal wash hand basin with chrome hot and cold taps and tiled splashback, radiator.

Stairs/Landing

Carpeted, wooden spindle balustrade, wall panelling, access to roof space.

Bedroom One

8'9" x 10'6" (2.68 x 3.21)



Carpeted, two front aspect upvc double glazed windows, fitted wardrobes, over stairs storage with gas boiler, radiator.

Bedroom Two

9'0" x 6'10" (2.76 x 2.1)



Carpeted, rear aspect upvc double glazed window, radiator.

Bedroom Three

8'3" x 6'9" (2.52 x 2.08)



Carpeted, rear aspect upvc double glazed window, radiator.

Bathroom

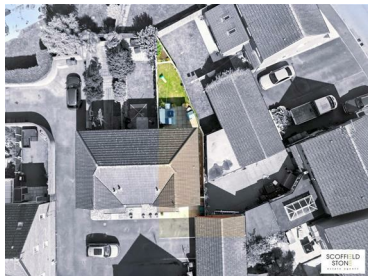
6'2" x 6'2" (1.9 x 1.88)



Having ceramic tiled flooring, side aspect obscure upvc double glazed window, inset lights to ceiling, tiled splashbacks, low flush wc, pedestal wash hand basin with chrome hot and cold taps, bathtub with chrome hot and cold taps, chrome heated towel rail.

OUTSIDE

Frontage and Driveway



To the front you will find a Tarmacadam driveway with adequate space for two cars parked in tandem and which gives access to the detached garage.

Rear Garden



To the rear you will find a modest, enclosed garden which has been landscaped to provide a mixture of paved patio, lawn and raised planting border. Cold water tap and gated access to the front.

Garage



A detached single garage with metal up and over door, light and power.

Material Information

Verified Material Information

Costs and tenure

Rental amount: £1,050

Council tax band: C

EPC rating: C

The building

End-terrace house, standard brick and block construction

Accessibility adaptations: None

Loft: insulated and unboarded, accessed by Through the loft hatch

Outside areas: Rear garden

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: Double glazing

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Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone ok, Three good, EE good

Parking: Driveway and Garage

Not in a controlled parking zone

No disabled parking available

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

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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.

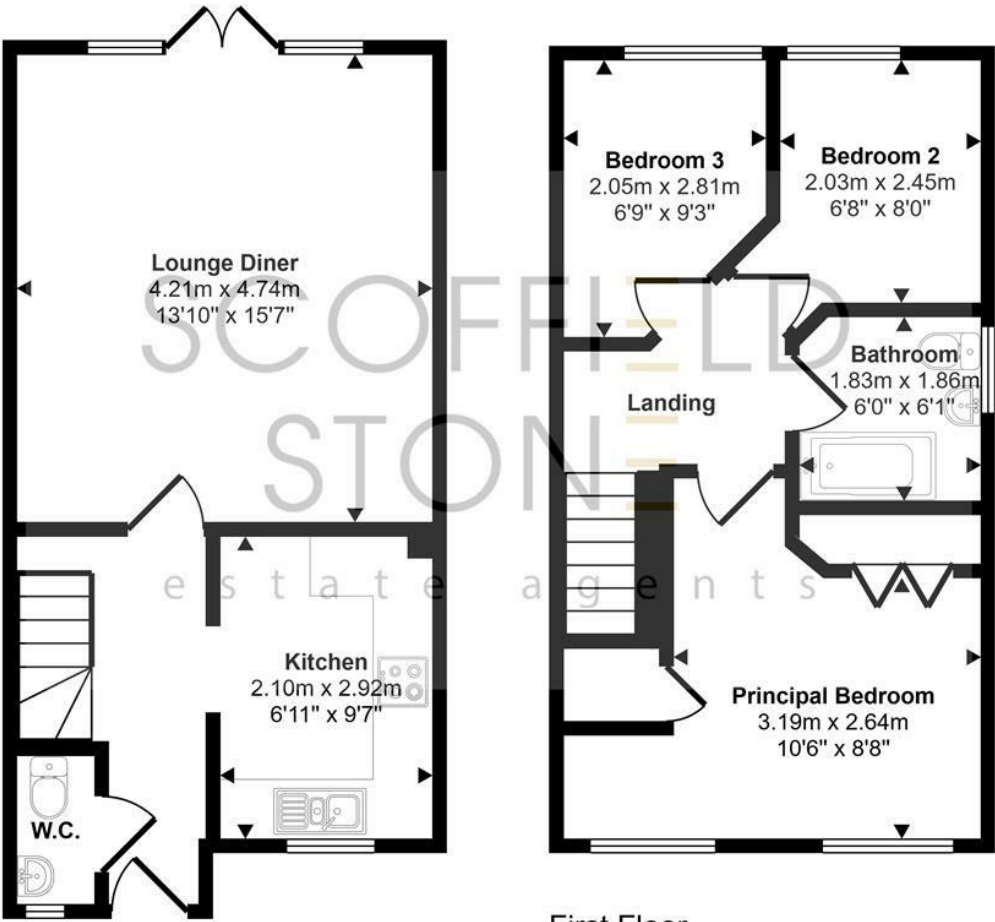
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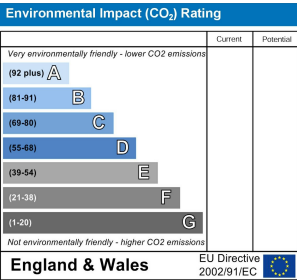
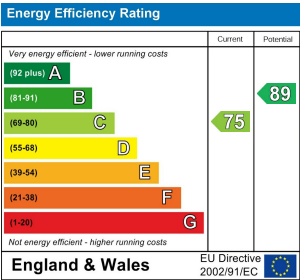
Approx Gross Internal Area
68 sq m / 731 sq ft



First Floor
Approx 33 sq m / 359 sq ft

Ground Floor
Approx 35 sq m / 372 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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