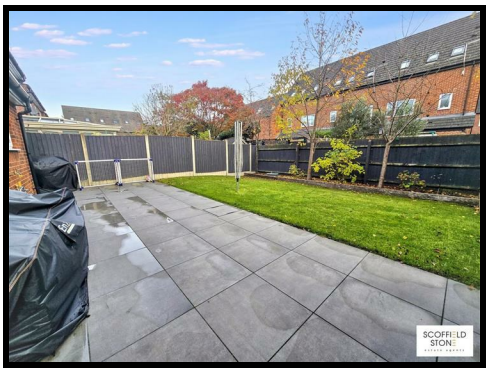
SCOFFIELD STONE
estate agents









19 Hull Street, Hilton, Derby, DE65 5BP

£375,000

An impressive four bedroom detached home available for sale in a pleasant Hilton cul de sac. Beautifully presented throughout, with four double bedrooms, two en suite shower rooms, spacious living accommodation and a landscaped rear garden. Complete with garage and driveway parking, this is an ideal family home.

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

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Summary Description

Situated in a pleasant cul de sac within the popular South Derbyshire village of Hilton, this very well presented four bedroom detached family home offers generous and versatile accommodation, making it an excellent choice for families seeking space, comfort and convenience. Available for sale, the property combines practical living areas with modern bathrooms, an attractive enclosed rear garden and ample off road parking, all within easy reach of village amenities and excellent transport connections.

The ground floor features a welcoming entrance hall, a comfortable lounge with bay window, a separate dining room with sliding patio doors opening onto the garden, and a well appointed breakfast kitchen with gloss cream cabinetry and integrated cooking appliances. A separate utility room and guest cloakroom add further practicality. Upstairs, all four bedrooms are doubles, with the principal bedroom benefiting from fitted wardrobes and a spacious en suite shower room. Bedroom two also enjoys its own en suite, while a contemporary family bathroom serves the remaining bedrooms. Outside, the enclosed, low maintenance rear garden features a generous patio, lawn and established planting, including two flowering cherry trees. A garage and driveway parking for at least two vehicles complete the accommodation.

Hilton is a well established village offering a variety of everyday amenities, including supermarkets, independent shops, cafés, public houses, a medical centre and recreational facilities. Local schooling includes Hilton Spencer Academy and The Mease Spencer Academy, with John Port Spencer Academy situated in nearby Etwall. Regular bus services provide connections to Derby and Burton upon Trent, while convenient access to the A50 and A38 makes the location particularly appealing to commuters.

Entrance Hall

A welcoming entrance hall featuring wood effect LVT flooring, a front facing, partially obscure glazed galvanised entrance door with adjoining side windows, and a radiator.

Lounge

11'5 x 17'8 (3.48m x 5.38m)



A comfortable and well proportioned living room featuring a front facing UPVC double glazed bay window, creating a bright and inviting space. Carpeted flooring, television and telephone points, and two radiators.

Dining Room

9'1 x 9'9 (2.77m x 2.97m)



A separate dining room offering an ideal setting for family meals and entertaining, with wood effect LVT flooring, rear facing UPVC double glazed sliding patio doors providing direct access to the garden, and a radiator.

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Breakfast Kitchen
17'3 x 12'6 (5.26m x 3.81m)




A practical and well appointed breakfast kitchen featuring a range of gloss cream wall and base units, complemented by wood effect roll edge worktops and tiled splashbacks. Integrated appliances include an electric oven, gas hob and chimney style extractor hood, with additional space and plumbing for a dishwasher. Further features include a stainless steel sink with drainer, vegetable preparation bowl and chrome mixer tap, wood effect LVT flooring, two rear facing UPVC double glazed windows and a radiator.

Utility Room
8'4 x 5'0 (2.54m x 1.52m)

A useful separate utility room providing additional workspace and storage, with fitted units and worktops matching the kitchen. Features include wood effect LVT flooring, a stainless steel sink with drainer and chrome hot and cold taps, radiator, and a partially obscure glazed galvanised door opening onto the side passage.

Guest Cloakroom/WC

A neatly presented guest cloakroom featuring wood effect LVT flooring, contemporary Metro tiled splashbacks, a corner vanity unit with inset wash hand basin and chrome monobloc tap, low flush WC, chrome heated towel rail and recessed ceiling lighting.

Stairs and Landing

A carpeted staircase leads to the first floor landing, providing access to the bedrooms and family bathroom. Additional features include an airing cupboard housing the hot water cylinder, radiator and access to the roof space.

Principal Bedroom
14'10 x 9'1 (4.52m x 2.77m)

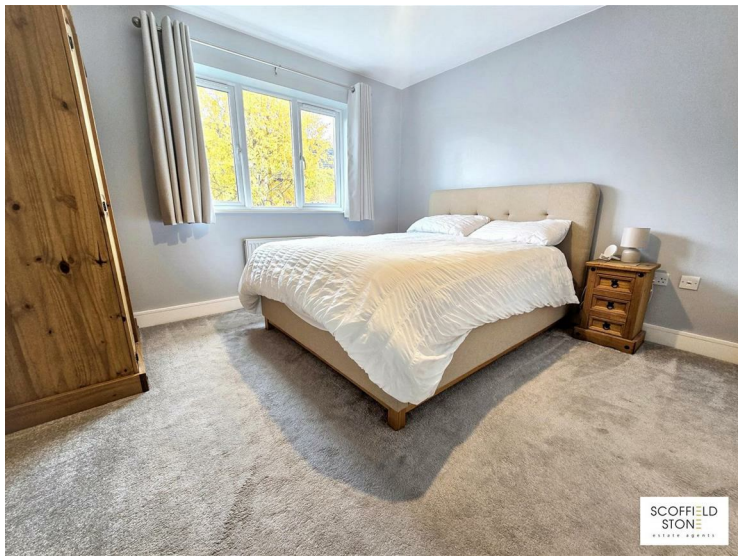


A comfortable principal bedroom featuring a front facing UPVC double glazed window, two fitted wardrobes providing useful storage, carpeted flooring and a radiator.

Principal En Suite
12'8 x 4'9 (3.86m x 1.45m)

A well appointed en suite featuring a spacious walk in double shower enclosure with a plumbed rainfall shower, vanity unit with stone worktop and inset wash hand basin with chrome monobloc tap, and a low flush WC. Complemented by ceramic tiled flooring, tiled splashbacks, two front facing obscure UPVC double glazed windows, recessed ceiling lighting and a chrome heated towel rail.

Bedroom Two
11'0 x 10'6 (3.35m x 3.20m)



A well proportioned second bedroom benefiting from its own en suite shower room. Featuring carpeted flooring, a rear facing UPVC double glazed window and a radiator.

Bedroom Two En Suite

A modern en suite shower room featuring a plumbed rainfall shower within a separate enclosure, vanity unit with composite worktop and inset wash hand basin with chrome monobloc tap, and a low flush WC. Further features include ceramic tiled flooring, tiled splashbacks, recessed ceiling lighting, a side facing obscure UPVC double glazed window and a chrome heated towel rail.

Bedroom Three

7'5 x 9'8 (2.26m x 2.95m)



A further bedroom overlooking the rear garden, featuring a rear facing UPVC double glazed window, carpeted flooring and a radiator.

Bedroom Four

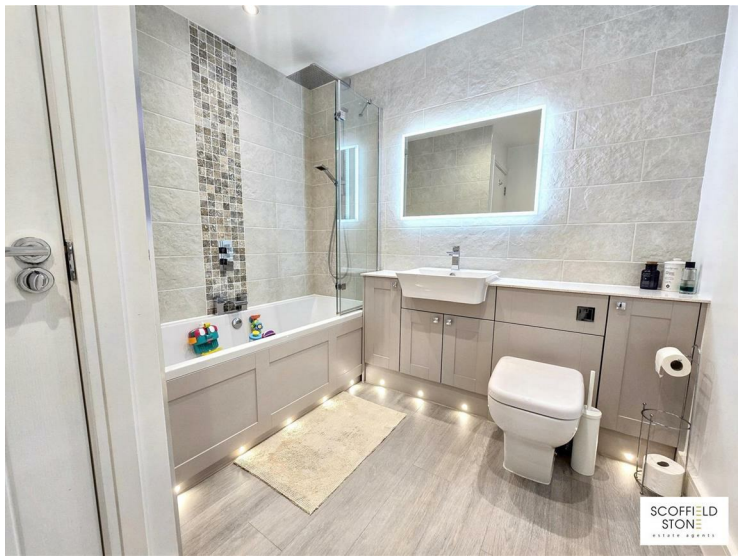
7'7 x 8'5 (2.31m x 2.57m)



A versatile fourth bedroom, suitable for use as a bedroom, nursery or home office. Featuring a rear facing UPVC double glazed window, carpeted flooring and a radiator.

Family Bathroom

7'10 x 8'6 (2.39m x 2.59m)



A contemporary family bathroom featuring a bathtub with chrome waterfall mixer tap and an overhead plumbed rainfall shower. A vanity unit with composite worktop incorporates an inset wash hand basin with chrome monobloc tap, accompanied by a low flush WC. Additional features include wood effect laminate flooring, tiled splashbacks, recessed ceiling lighting, a side facing obscure UPVC double glazed window and a chrome heated towel rail.

Garage

8'3 x 15'11 (2.51m x 4.85m)

An integral garage accessed via a metal up and over door, with the added convenience of an internal connecting door to the utility room. Equipped with lighting, power and a wall mounted Ideal gas boiler.

Outside

Frontage and Driveway

The property benefits from a generous frontage providing off road parking for multiple vehicles, with a Tarmacadam double driveway complemented by an additional decorative gravel parking area to the side. Gated access leads through to the rear garden.

A CCTV system covers the perimeter of the property, with optional third party monitoring available.

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Rear Garden



An attractive and thoughtfully landscaped enclosed rear garden, offering an enjoyable space for outdoor dining, entertaining and relaxation. A generous paved patio provides ample room for garden furniture, complemented by a lawn, established herbaceous planting and two attractive white flowering cherry trees, adding seasonal interest.

Additional practical features include hot and cold outdoor water taps and external security lighting.

Material Information

Verified Material Information

Costs and tenure
Tenure: Freehold
Council tax band: E
EPC rating: C

The building
Detached house, standard brick and block construction
4 bedrooms, 3 bathrooms
Accessibility adaptations: Level access and Level access shower
Loft: insulated and boarded, accessed by Loft ladder on landing
Outside areas: Rear garden

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating, installed 1st Sept 2011
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone ok, Three good, EE good
Parking: Driveway, Garage, Off Street, and On Street
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
No environmental risks recorded
Onward chain: yes

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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.

Follow the link for the full report:
https://moverly.com/property/hull-street-derby-de65/RXs8xDFhaKjMYFivb67kvX

Buying to Let?

Guide achievable rent price: £1650pcm

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. Scoffield 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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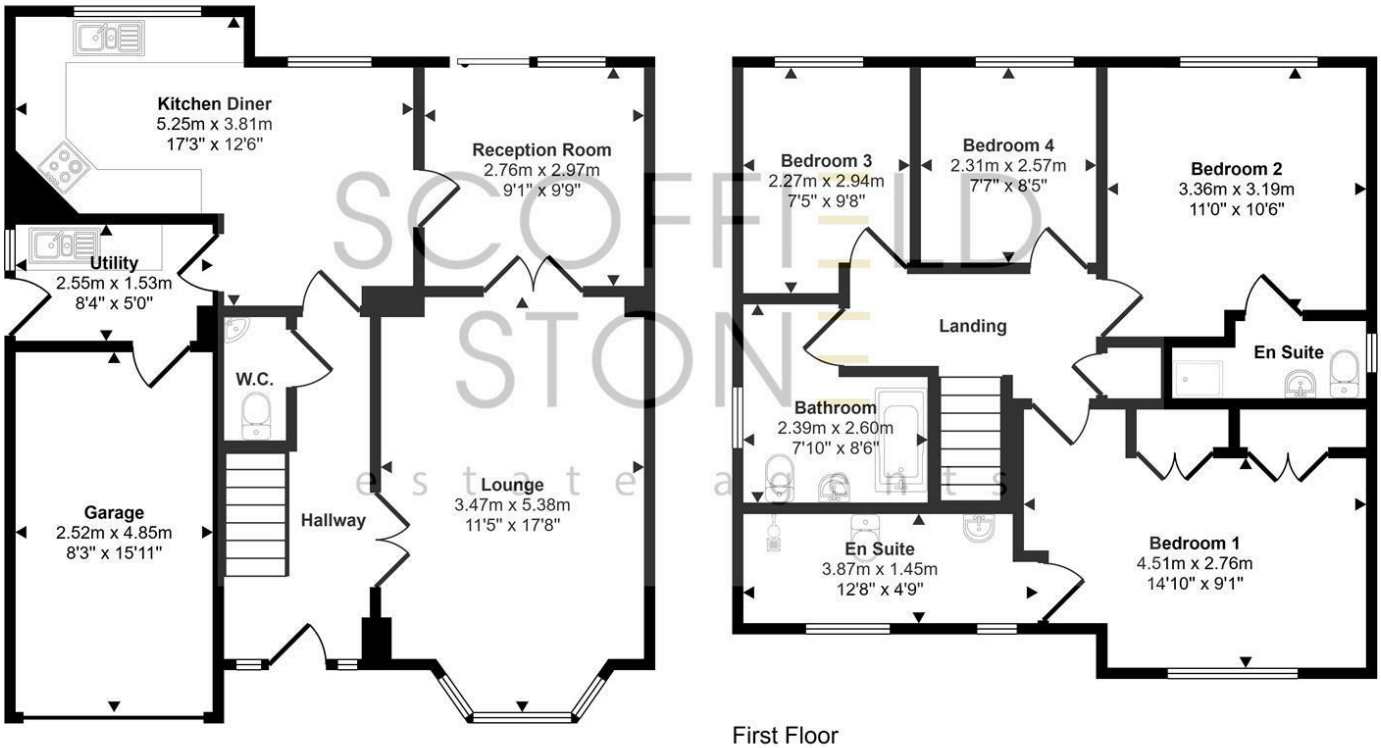
Disclaimer

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.

ID Checks for buyers

To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small non-refundable charge of £25 per person to cover the cost of these checks.

Approx Gross Internal Area
131 sq m / 1414 sq ft

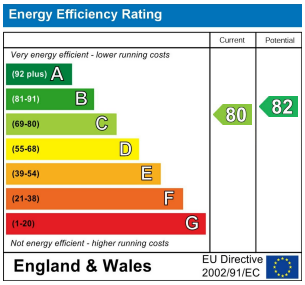


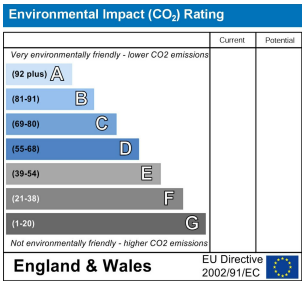
Ground Floor
Approx 69 sq m / 745 sq ft

First Floor
Approx 62 sq m / 668 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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