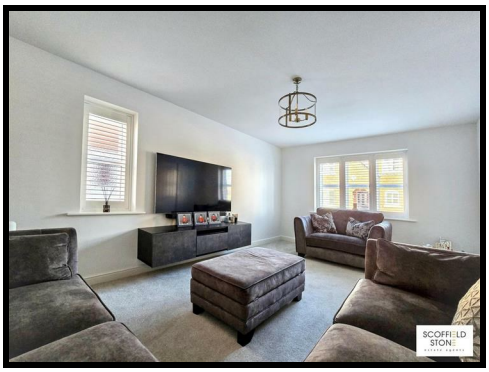
SCOFFIELD STONE
estate agents



36 Mustang Drive, Hilton, Derby, DE65 5SH

£450,000

CHAIN FREE - A stylish four bedroom detached family home in a cul de sac position on Mustang Drive, Hilton. Offering 120 square metres (1288 square foot), open plan living, utility room, en suite, driveway parking, a flexible detached garage and private rear garden, this is an excellent modern family home.

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

36 Mustang Drive, Hilton, Derby, DE65 5SH

Summary Description

36 Mustang Drive, Hilton, Derbyshire, DE65 5SH is a stylish four bedroom detached family home for sale, positioned within a cul de sac at the northern end of the popular Lucas Lane area. Built by Morris Homes and offered on a freehold basis, the property provides approximately 120 square metres (1288 square foot) of well planned accommodation, making it a practical choice for families, movers seeking more space, or buyers wanting a nearly new home in a well connected South Derbyshire village.

The ground floor includes an entrance hall, guest WC, separate lounge and a spacious open plan kitchen, dining and family area with bifold doors to the rear garden. The kitchen features shaker style units, stone worktops, integrated appliances, a breakfast bar and a vaulted ceiling with Velux windows. A useful utility room adds further storage and appliance space. Upstairs, there are four bedrooms, including a principal bedroom with fitted wardrobes and an en suite shower room, plus a family bathroom. Outside, the home benefits from driveway parking, a detached single garage finished internally to offer a flexible multi purpose space, an enclosed private rear garden, owned solar panels, FTTP broadband and an EV charging point.

Hilton is a popular Derbyshire village with local amenities, community facilities and access to schooling within the wider area. The location offers convenient road links towards Derby, Burton upon Trent, the A50, A38 and surrounding commuter routes. Public transport is also available, with the villager bus service connecting Hilton with Derby, Etwall, Hatton, Tutbury, Rolleston and Burton upon Trent.

Entrance Hall

Having wood effect herringbone pattern Amtico flooring, front aspect part obscure glazed composite main entrance door, under stairs storage, radiator.

Lounge

11'1 x 17'7 (3.38m x 5.36m)

Carpeted, front and side aspect upvc double glazed windows with fitted shutters, tv point.

Kitchen/Diner

23'9 x 13'10 (7.24m x 4.22m)

Having wood effect herringbone pattern Amtico flooring, rear aspect upvc double glazed bifold doors to garden, rear aspect upvc double glazed window, vaulted ceiling with Velux windows, fitted units to shaker style in grey with stone worktop, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap, integrated gas hob, integrated double electric oven, integrated fridge/freezer, integrated dishwasher, centre console with breakfast bar, two radiators.

Utility Room

5'7 x 8'10 (1.70m x 2.69m)

Having wood effect herringbone pattern Amtico flooring, side aspect part obscure glazed upvc door to driveway, fitted units and worktop to compliment the kitchen under counter space and plumbing for appliances, wall mounted Ideal gas combination boiler, radiator.

Guest Cloakroom/WC

5'7 x 4'6 (1.70m x 1.37m)

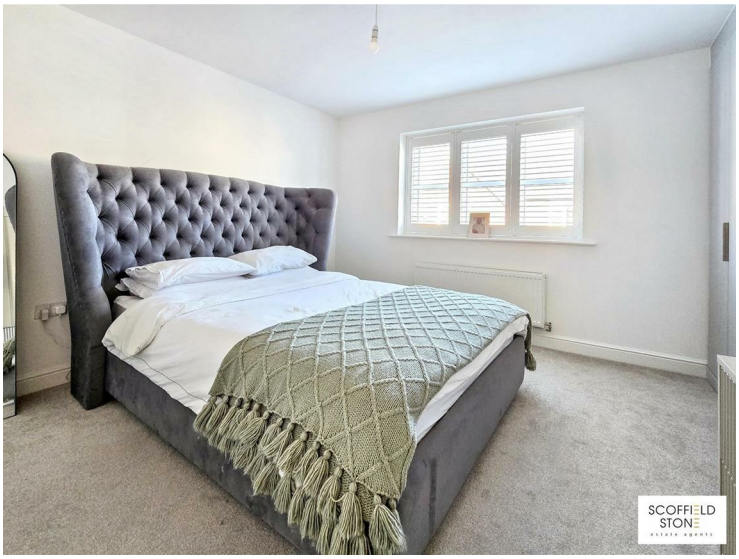
Having wood effect herringbone pattern Amtico flooring, front aspect obscure upvc double glazed window, pedestal wash hand basin with chrome monobloc tap, low flush wc, tiled splashbacks, radiator.

Stairs/Landing

Carpeted, wooden spindle staircase, access to roof space, radiator.

Principal Bedroom

11'2 x 10'0 (3.40m x 3.05m)

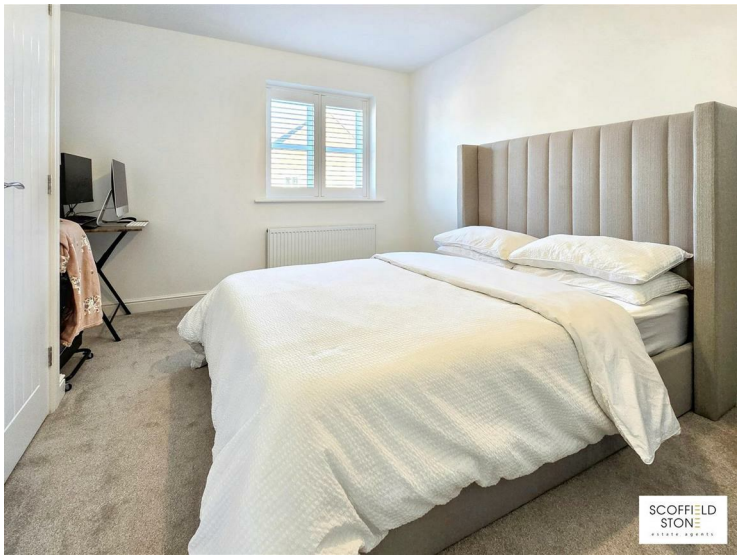


Carpeted, front aspect upvc double glazed window with fitted shutters, fitted wardrobes, tv point, radiator.

36 Mustang Drive, Hilton, Derby, DE65 5SH

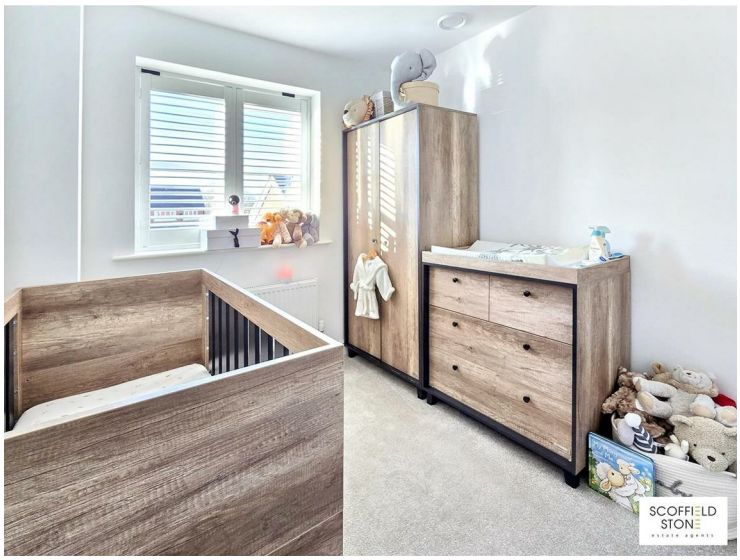
En Suite Shower Room
7'9 x 4'3 (2.36m x 1.30m)
Having ceramic tile flooring, inset lights to ceiling, side aspect obscure upvc double glazed window, fully tiled walls, low flush wc, pedestal wash hand basin with chrome monobloc tap, double shower enclosure with plumbed shower, radiator.

Bedroom Two
8'10 x 12'5 (2.69m x 3.78m)



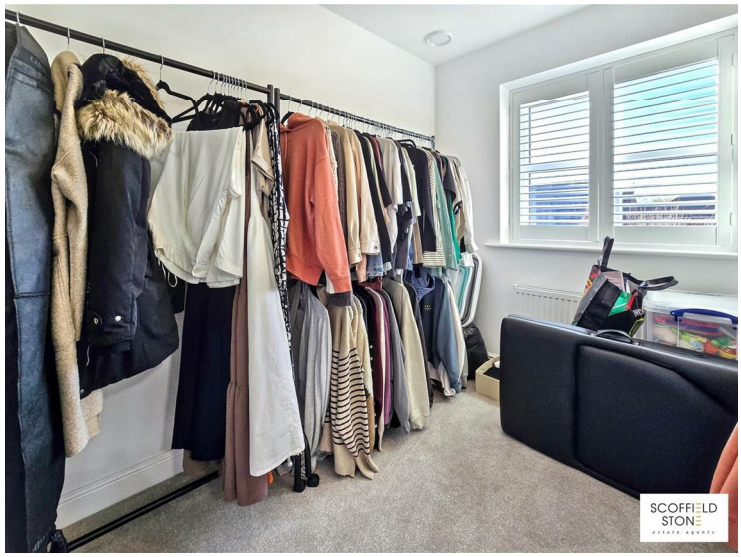
Carpeted, front aspect upvc double glazed window with fitted shutters, over stairs storage cupboard, radiator.

Bedroom Three
7'8 x 9'2 (2.34m x 2.79m)



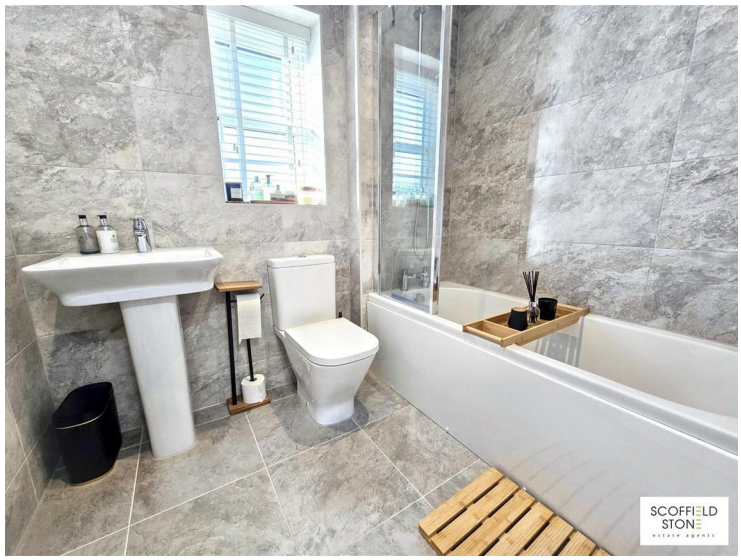
Carpeted, rear aspect upvc double glazed window with fitted shutters, radiator.

Bedroom Four
8'3 x 9'0 (2.51m x 2.74m)



Carpeted, rear aspect upvc double glazed windows with fitted shutters, radiator.

Bathroom
7'1 x 5'10 (2.16m x 1.78m)



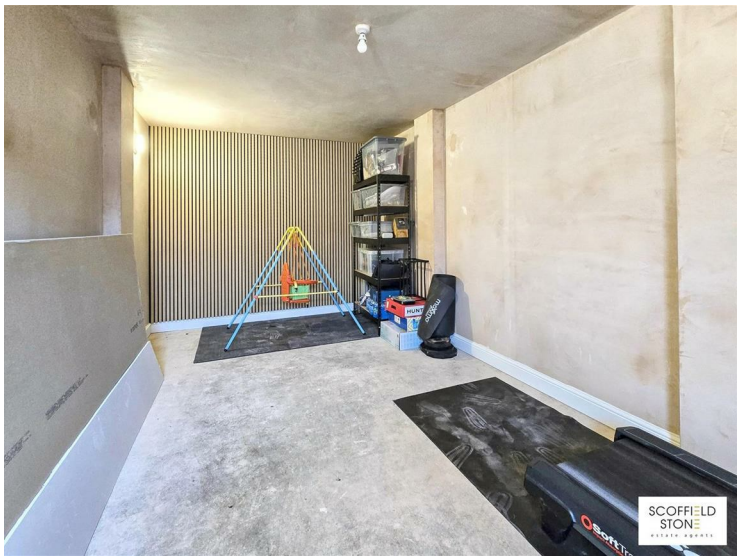
Having ceramic tiled flooring, inset lights to ceiling, rear aspect obscure upvc double glazed window, fully tiled walls, pedestal wash hand basin with chrome monobloc tap, low flush wc, bathtub with chrome mixer tap and plumbed shower over, radiator.

OUTSIDE

Frontage and Driveway
Car parking is provided by the tarmacadam double tandem driveway to the side. There is a small section of grass to the front and pathway to the main entrance.

36 Mustang Drive, Hilton, Derby, DE65 5SH

Garage
18'5" x 9'7" (5.62 x 2.94)



A detached brick built garage which has been internally plastered and ceiling fitted to create a usable room. Light and power. The metal up and over door remains and there is also a part obscure glazed upvc personnel door.

Rear Garden

Accessed via a gate from the driveway or kitchen/diner you will find an enclosed and private garden with paved patio and lawn.

Material Information
Verified Material Information

Costs & tenure
Tenure: Freehold
Council tax band: E
EPC rating:

The building
Detached house, standard brick and block construction
4 bedrooms, 2 bathrooms, 1 reception
Accessibility adaptations: None
Loft: insulated and boarded, accessed by Loft is boarded with a pull down ladder. Loft entrance is in the landing.
Outside areas: Rear garden

Services
Mains electricity
Solar panels: owned outright
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: None
Broadband: FTTP (Fibre to the Premises)
Parking: Garage, Driveway, and On Street
EV charging point installed

Risks & restrictions
Not a listed building
Not in a conservation area
No tree preservation order
No environmental risks recorded

Follow the link for the full report:
https://moverly.com/sale/BSc83VMVojeBg9HZxdJg3B/view

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

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: £1650pcm

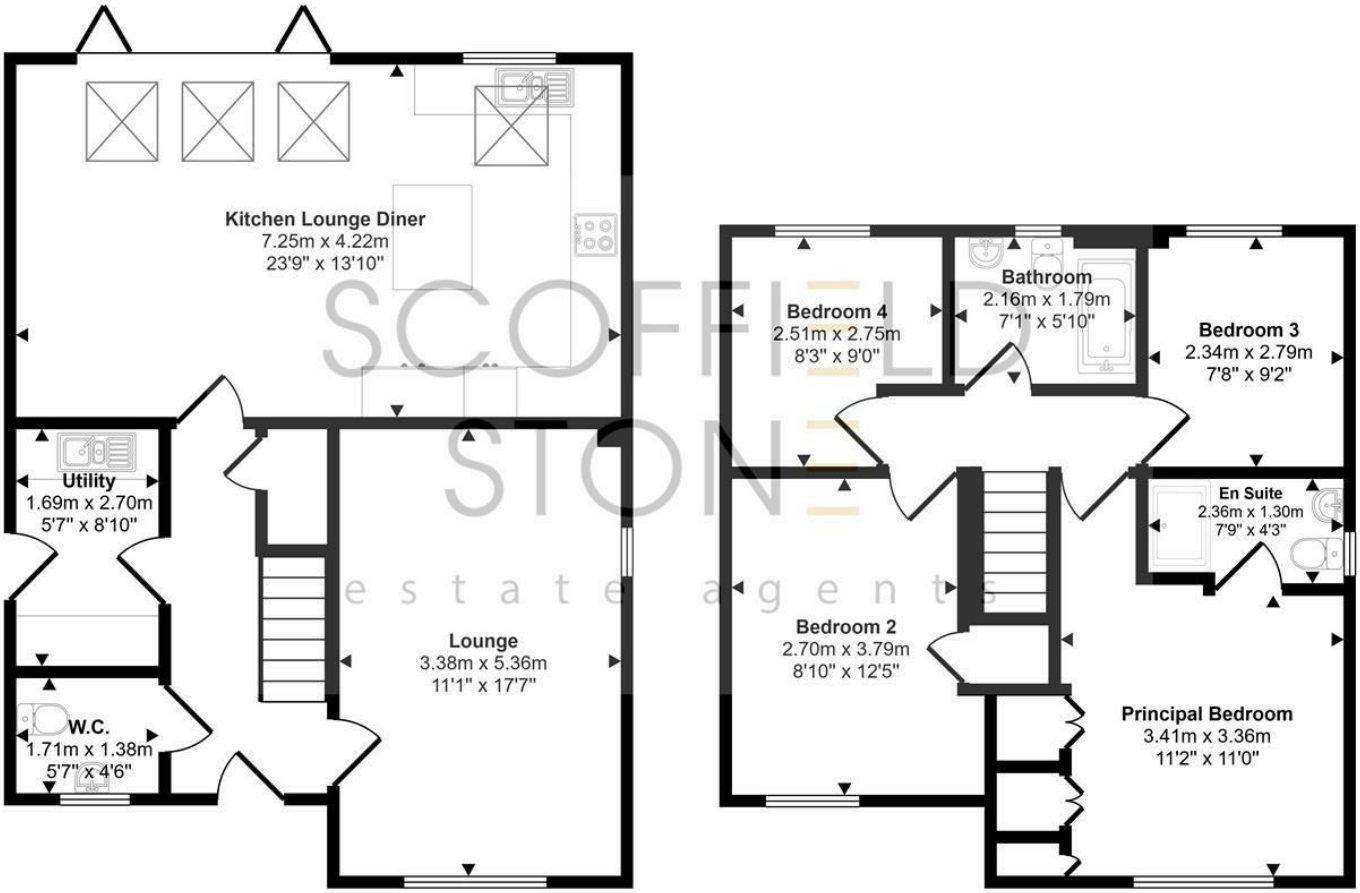
The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this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

Location / what3words
///sweetener.widely.buckets

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 charge of £25 per person to cover the cost of these checks.

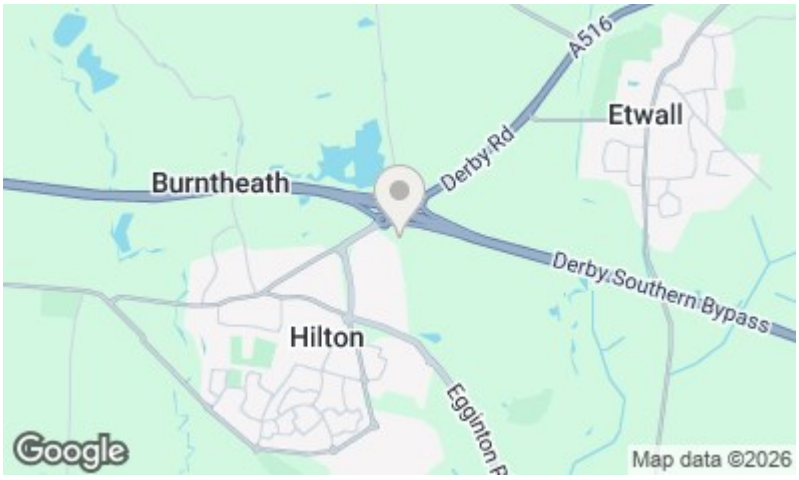
Approx Gross Internal Area
120 sq m / 1288 sq ft

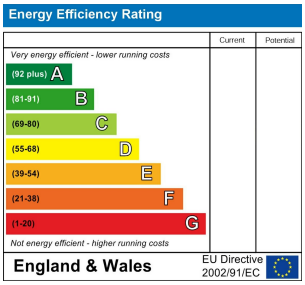


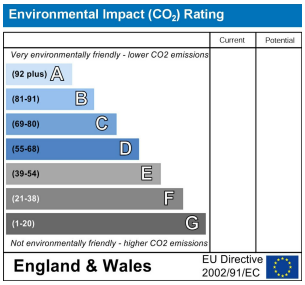
Ground Floor
Approx 66 sq m / 713 sq ft

First Floor
Approx 53 sq m / 575 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.







Hilton Office
Unit 6, Neighbourhood Centre
Witham Close,
Hilton, Derby DE65 5JR

t: Sales 01283 777100
t: Lettings 01332 511000
e: info@scoffieldstone.co.uk
w: **www.scoffieldstone.co.uk**

Co Reg No. 8975758 VAT No. GB186513980