

14 Dove Rise, Hilton, Derby, DE65 5GN

£240,000

A well presented three bedroom semi detached home, positioned at the foot of a quiet cul de sac in Hilton's sought after older village area. Offered chain free, with driveway parking, enclosed landscaped garden and excellent access to local amenities, schooling and commuter routes.

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Summary Description

Situated at the foot of a quiet cul de sac in the highly sought after older part of Hilton village, 14 Dove Rise is a well presented three bedroom semi detached home offered for sale with the advantage of being chain free. With 67 square metres (722 square feet) of accommodation, this appealing freehold property is well suited to first time buyers, downsizers, young families or investors looking for a buy to let opportunity in a popular South Derbyshire village location.

The ground floor includes a welcoming entrance hall with built in storage, leading through to a comfortable front facing lounge with an attractive Adam style fireplace, living flame gas fire and useful under stairs storage. To the rear, the bright kitchen diner enjoys French doors opening directly onto the garden, creating a practical layout for everyday living and entertaining. The kitchen is fitted with white wall and floor units, stone effect worktops, tiled splashbacks and space for appliances. Upstairs, there are three bedrooms, including two well proportioned doubles and a useful third bedroom with storage. The bathroom is neatly appointed with a bath and electric shower over, fully tiled walls, inset lighting and a heated towel rail.

Outside, the property benefits from a pressed concrete driveway providing off road parking for multiple vehicles. The enclosed rear garden has been attractively landscaped for low maintenance use, with decked and paved patio areas, raised planting borders, outdoor power, cold water tap, summerhouse style shed and potting shed.

Hilton remains one of South Derbyshire's most popular villages, offering a good range of local amenities, schooling, public transport links and convenient road access for Derby, Burton upon Trent, the A50, A38 and wider commuter routes.

Entrance Hall

A welcoming entrance hall with wood effect laminate flooring, a composite front entrance door, side aspect UPVC double glazed window, built in storage cupboard and radiator.

Lounge

12'9" x 12'2" (3.89 x 3.73)



A comfortable front facing lounge with carpeted flooring and a UPVC double glazed window. The room features an Adam style fireplace with wooden mantle, stone effect hearth and living flame gas fire, creating an attractive focal point. There is also useful under stairs storage, plus telephone, TV and cable points.

Kitchen/Diner

15'8" x 9'4" (4.79 x 2.87)



A bright kitchen diner enjoying a pleasant outlook over the rear garden, with UPVC double glazed French doors opening directly outside. Fitted with white wall and floor units, stone effect roll edge worktops, tiled splashbacks and an inset stainless steel sink with chrome mixer tap. There is under counter space and plumbing for appliances, wood effect cushion flooring and a radiator.

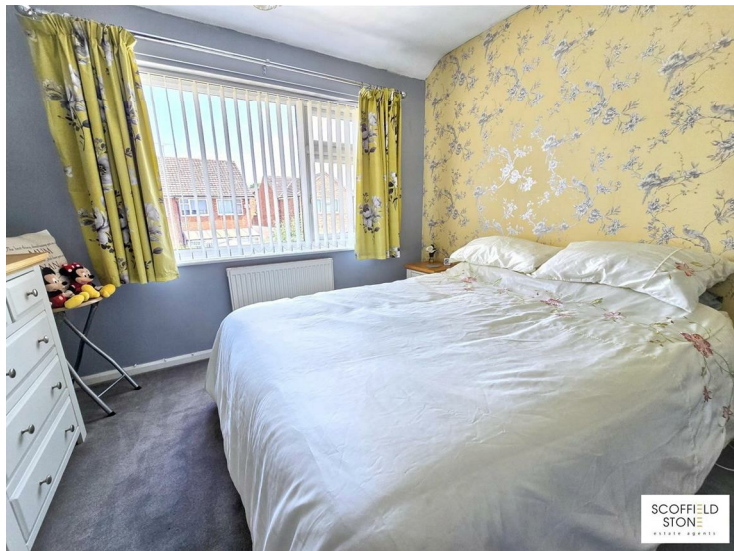
Stairs/Landing

A carpeted staircase rises to the first floor landing, which provides access to the roof space.

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Bedroom One

9'6" x 12'1" (2.91 x 3.7)



A front facing double bedroom with carpeted flooring, UPVC double glazed window and radiator.

Bedroom Two

9'7" x 9'8" (2.94 x 2.95)



A rear facing bedroom with carpeted flooring, UPVC double glazed window and radiator.

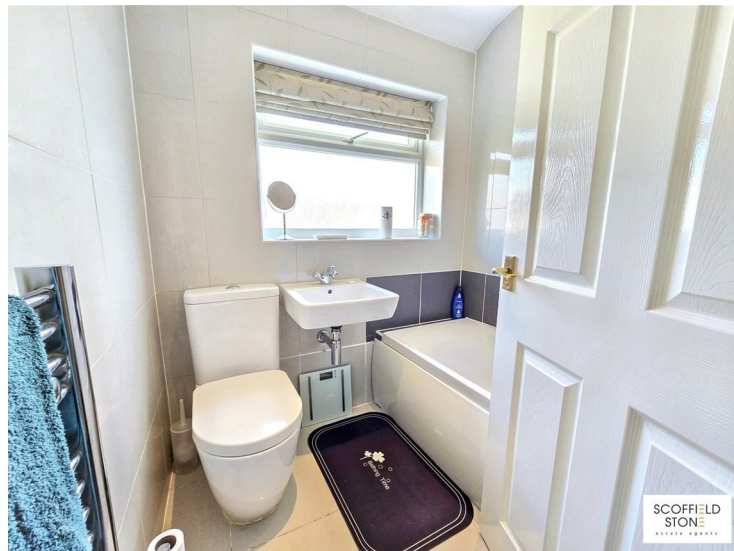
Bedroom Three

5'9" x 7'0" (1.76 x 2.14)

A front facing bedroom with carpeted flooring, UPVC double glazed window, radiator and useful over stairs storage cupboard.

Bathroom

6'0" x 5'4" (1.83 x 1.64)



A neatly appointed bathroom with ceramic tiled flooring and fully tiled walls. Features include a rear aspect obscure UPVC double glazed window, inset ceiling lights, low flush WC, wall mounted wash hand basin with chrome mixer tap, bathtub with chrome taps and electric shower over, plus a chrome heated towel rail.

OUTSIDE

Frontage and Driveway

To the front, a pressed concrete driveway provides practical off road parking for multiple vehicles.

Rear Garden



The enclosed rear garden has been attractively landscaped to provide a well planned outdoor space, featuring decked and paved patio seating areas, raised planting borders, a summerhouse style shed, a small potting shed, outdoor power socket and cold water tap. A gate provides access through to the front driveway.

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Material Information

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: B

EPC rating: No Certificate

The building

Semi-detached house, standard brick and block construction

3 bedrooms, 1 bathroom, 1 reception

Accessibility adaptations: None

Loft: insulated and boarded, accessed by Loft ladder top of the stairs

Outside areas: Rear garden

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Driveway

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

No environmental risks recorded

Onward chain: no

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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/sale/4hEC3KC1oWvmQmazJcZBi2/view>

Buying to Let?

Guide achievable rent price: £1100pcm

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.

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.

Location / what3words

///daunted.carrots.rated

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.

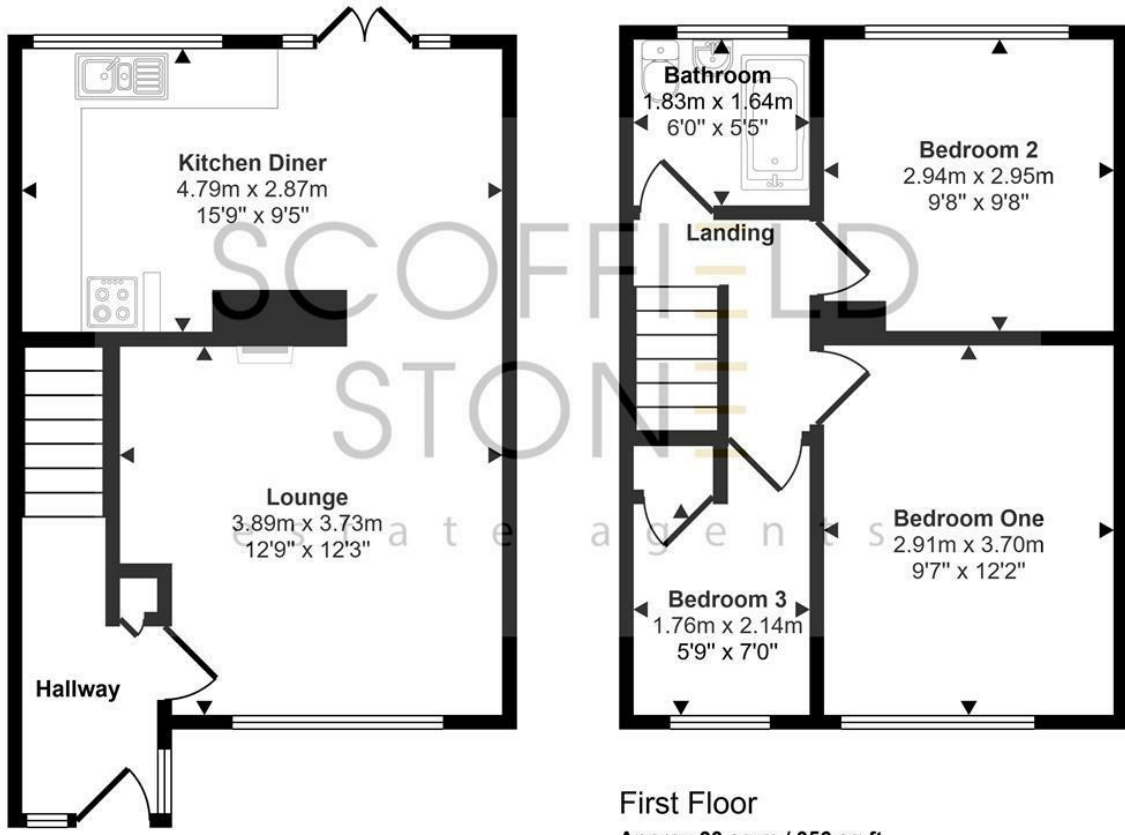


Sales: 01283 777100

Lettings: 01332 511000

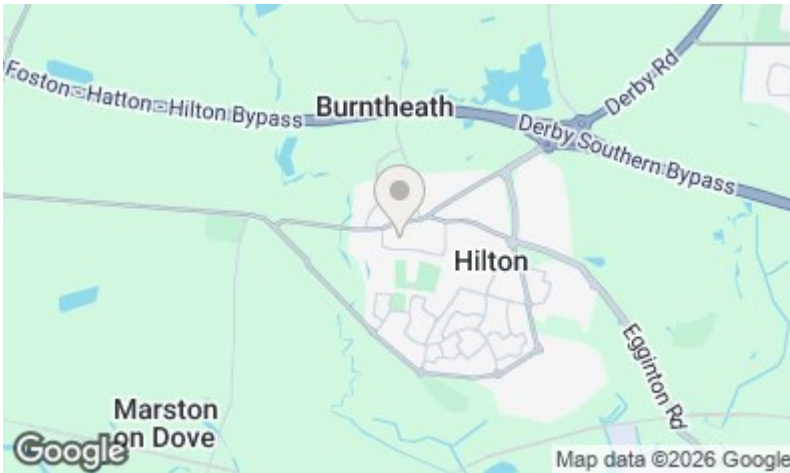
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Approx Gross Internal Area
67 sq m / 722 sq ft



Ground Floor
Approx 34 sq m / 365 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.



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		69	75
		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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