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Sold



17 Astley Gardens, Hilton, Derby, Derbyshire, DE65 5NZ

£310,000

A well presented three bedroom detached home in the popular village of Hilton, offered for sale with no upward chain. Featuring a spacious kitchen/diner, en suite principal bedroom, private landscaped garden, driveway parking and detached garage, this is a practical and appealing modern home.

Sales: 01283 777100
Lettings: 01332 511000
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17 Astley Gardens, Hilton, Derby, Derbyshire, DE65 5NZ

Summary Description

Offered for sale with no upward chain, 17 Astley Gardens, Hilton is a well presented three bedroom detached home offering approximately 86 square metres (925 square feet) of accommodation, together with driveway parking, a detached garage and an enclosed private rear garden. Positioned within the popular South Derbyshire village of Hilton, the property combines practical modern accommodation with a convenient setting for families, couples and buyers looking for good access to surrounding towns and transport links.

The ground floor is arranged around a welcoming entrance hall, with wood effect Amtico flooring continuing into a comfortable lounge and spacious kitchen/diner. French doors from the lounge provide direct access to the rear garden, while the kitchen features pale grey Shaker style units, wood effect work surfaces and a comprehensive range of integrated appliances. A guest cloakroom completes the ground floor. Upstairs are three bedrooms, including a principal bedroom with fitted wardrobes and en suite shower room, together with a separate family bathroom. Outside, the block paved driveway provides parking for two vehicles in tandem, while the detached garage offers additional parking or storage. The landscaped rear garden combines a paved patio with artificial lawn to create an attractive, low maintenance outdoor space.

Hilton is a well established village with a good range of everyday amenities, community facilities and primary schooling, including Hilton Spencer Academy and The Mease Spencer Academy. Secondary education is available nearby at John Port Spencer Academy in Etwall. The village is well placed for access to Derby, Burton upon Trent and surrounding employment centres, with convenient connections towards the A50 and A38. Regular bus services also connect Hilton with Derby and Burton upon Trent, making the location particularly practical for commuting and everyday travel.

Entrance Hall

6'4 x 11'3 (1.93m x 3.43m)

A welcoming entrance hall with wood-effect Amtico flooring and neutral décor. A part-obscure glazed composite entrance door opens into the property, with a useful storage cupboard and radiator completing the space.

Lounge

10'2 x 15'10 (3.10m x 4.83m)



A bright and comfortable reception room featuring wood-effect Amtico flooring and neutral décor. Natural light is provided by a front-facing uPVC double glazed window, while side-facing uPVC double glazed French doors open directly onto the rear garden. Further features include TV and telephone points and a radiator.

Kitchen/Diner

10'4 x 15'8 (3.15m x 4.78m)





A well-proportioned kitchen and dining space enjoying excellent natural light from front and dual side-facing uPVC double glazed windows. Finished with wood-effect Amtico flooring and neutral décor, the kitchen is fitted with a range of pale grey Shaker-style wall and base units complemented by wood-effect work surfaces.

There is an inset stainless steel sink and drainer with vegetable preparation bowl and chrome monobloc mixer tap, together with an inset induction hob, glass splashback and chimney-style extractor hood. Integrated appliances include an electric oven, fridge/freezer, washer/dryer and dishwasher, creating a practical and streamlined finish.

Guest Cloakroom

Finished with wood-effect Amtico flooring and neutral décor, the guest cloakroom is fitted with a low-level WC and wall-mounted wash hand basin with chrome monobloc tap. Further features include a radiator and motion-activated lighting.

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Stairs/Landing
6'4 x 7'8 (1.93m x 2.34m)

A carpeted and neutrally decorated staircase with traditional wooden spindle balustrade rises to the first-floor landing. The landing provides access to the roof space and an airing cupboard housing the wall-mounted Ideal gas combination boiler.

Bedroom One
10'8 x 9'6 (3.25m x 2.90m)



A well-presented principal bedroom with carpeted flooring and neutral décor. Double-aspect front and side-facing uPVC double glazed windows provide plenty of natural light, while two fitted wardrobes offer useful storage. Additional features include a TV point and radiator.

En Suite Shower Room
10'4 x 3'9 (3.15m x 1.14m)

A neatly appointed en suite with ceramic tiled flooring, neutral décor and a side-facing obscure uPVC double glazed window. The suite comprises a low-level WC, wall-mounted wash hand basin with chrome monobloc tap and a double shower enclosure with plumbed shower. Tiled splashbacks, recessed ceiling lighting and a radiator complete the room.

Bedroom Two
10'6 x 8'4 (3.20m x 2.54m)



A bright double-aspect bedroom with front and side-facing uPVC double glazed windows. The room is carpeted, neutrally decorated and fitted with a radiator.

Bedroom Three
10'8 x 6'10 (3.25m x 2.08m)



A versatile third bedroom, ideal for use as a bedroom, nursery or home office. Finished with carpeted flooring and neutral décor, with a side-facing uPVC double glazed window and radiator.

17 Astley Gardens, Hilton, Derby, Derbyshire, DE65 5NZ

Bathroom
6'2 x 7'5 (1.88m x 2.26m)



A modern family bathroom with ceramic tiled flooring and neutral décor. An obscure front-facing uPVC double glazed window provides natural light and privacy, while recessed ceiling lighting adds to the contemporary finish.

The suite comprises a low-level WC, wall-mounted wash hand basin with chrome monobloc tap and a panelled bath with chrome mixer tap and electric shower over. Tiled splashbacks and a radiator complete the room.

OUTSIDE

Frontage and Driveway



The property is approached via an attractive frontage incorporating a small lawn and established planted border. A block-paved driveway provides off-road parking for two vehicles in tandem.

Garage
19'4" x 9'10" (5.91 x 3.0)
Positioned to the side of the property is a detached single garage with metal up-and-over door, power and lighting, providing useful parking, storage or workshop space.

Rear Garden



The enclosed rear garden has been attractively landscaped with ease of maintenance in mind. Access is available via gated pathways from the driveway and side of the property, as well as directly from the lounge through French doors.

The garden features a paved patio ideal for outdoor seating and entertaining, together with an artificial lawn providing a practical, low-maintenance outdoor space.

Material Information
Verified Material Information

Costs and tenure
Tenure: Freehold
Council tax band: D
EPC rating: B

The building
Detached house, standard brick and block construction
3 bedrooms, 2 bathrooms, 2 receptions
Accessibility adaptations: Level access and Wide doorways
Loft: insulated and unboarded, accessed by Through a roof hatch on the upstairs landing/hallway
Outside areas: Front garden and Rear garden

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating, installed 29th Nov 2021
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 ok, Vodafone ok, Three good, EE good
Parking: Driveway, Garage, Off Street, Rear, and Private
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: 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/795tH9G6Gg4Gn86rAisLRy/view

Buying to Let?
Guide achievable rent price: £1350pcm

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.

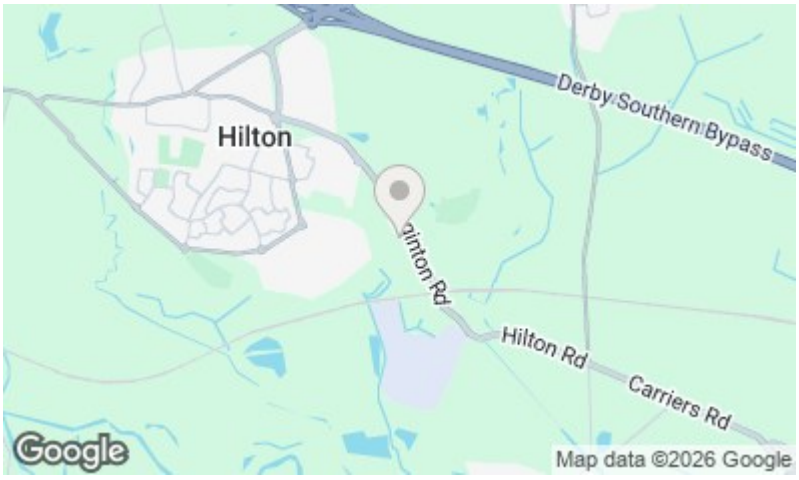
Approx Gross Internal Area
86 sq m / 925 sq ft

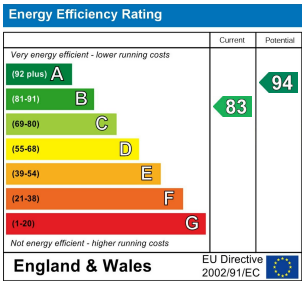


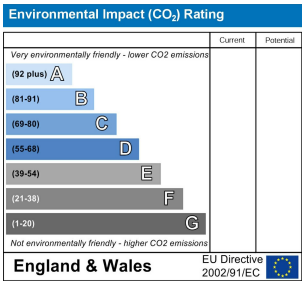
Ground Floor
Approx 42 sq m / 457 sq ft

First Floor
Approx 44 sq m / 468 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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