



SHAEF CLOSE, HILTON, DERBY

PRICE £220,000

2 BEDROOM | 1 BATHROOM | 1 RECEPTION



WELCOME TO SHAEF CLOSE

WELL-PRESENTED TWO BEDROOM HOME WITH SOUTH FACING GARDEN, GARAGE AND DRIVEWAY PARKING IN A QUIET CUL-DE-SAC This well-proportioned two-bedroom semi-detached home offers a comfortable layout, generous outside space and the added convenience of an attached garage and driveway parking. Situated within a quiet cul-de-sac in the popular village of Hilton, the property provides an appealing opportunity for a range of buyers and is particularly well suited to first-time buyers looking to take their first step onto the property ladder.

Inside, the accommodation includes a good-sized lounge with useful additional space beneath the stairs, alongside a kitchen diner providing room for both everyday dining and practical appliances. Upstairs are two genuine double bedrooms, with the second bedroom benefiting from built-in wardrobes, together with a modern family bathroom.

Outside, the south-facing rear garden is particularly impressive for a two-bedroom property, offering a patio seating area, lawn and barked borders. The garage has useful access from the garden, while the driveway provides private parking to the side of the home. With its practical layout, excellent outdoor space and desirable position, this is a home that offers plenty of appeal for those looking for a manageable and comfortable first home.

THE DETAIL

The Detail

The property is approached via a small front garden with a stone-covered finish and steps leading to the entrance. Inside, the hallway provides access to the ground floor accommodation and stairs rising to the first floor.

The lounge is a particularly good-sized reception room, offering plenty of flexibility for furniture arrangements. There is useful additional open space beneath the staircase, while the window features shutters, adding a smart finishing touch and allowing the room to be adapted to suit different levels of natural light.

To the rear, the kitchen diner provides a practical and sociable space with a fitted kitchen incorporating an integrated electric oven, gas hob and extractor hood. There is dedicated space for a washing machine, with further under-counter space available for an additional appliance. The dining area allows room for a table and chairs, as well as a freestanding fridge-freezer. Vinyl flooring provides a practical finish, while the combi boiler is housed within the kitchen. A door leads directly out to the rear garden.

Upstairs, the principal bedroom is a spacious double positioned at the rear, with carpeted flooring and ample room for wardrobes and additional furniture. The second bedroom is another well-sized double and benefits from built-in wardrobes and carpeted flooring.

The modern family bathroom is well presented, with a bath and mains-fed shower over, vanity wash basin and WC. Modern white wall tiling and laminate flooring provide a clean and contemporary finish.

Outside, the south-facing rear garden offers a generous combination of patio, lawn and barked borders, with picket fencing creating definition between the different areas. There is also direct access into the single attached garage from the garden, adding further practicality. To the front, the driveway provides parking for one vehicle alongside the attached garage.

Hilton is a popular village offering a range of everyday amenities, including shops, local services, schools, leisure facilities and places to eat and drink.

The village also provides convenient road connections for accessing Derby, Burton upon Trent and the surrounding areas, making it a popular choice for those wanting village living while remaining within easy reach of larger towns and cities.

AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

CB+CO





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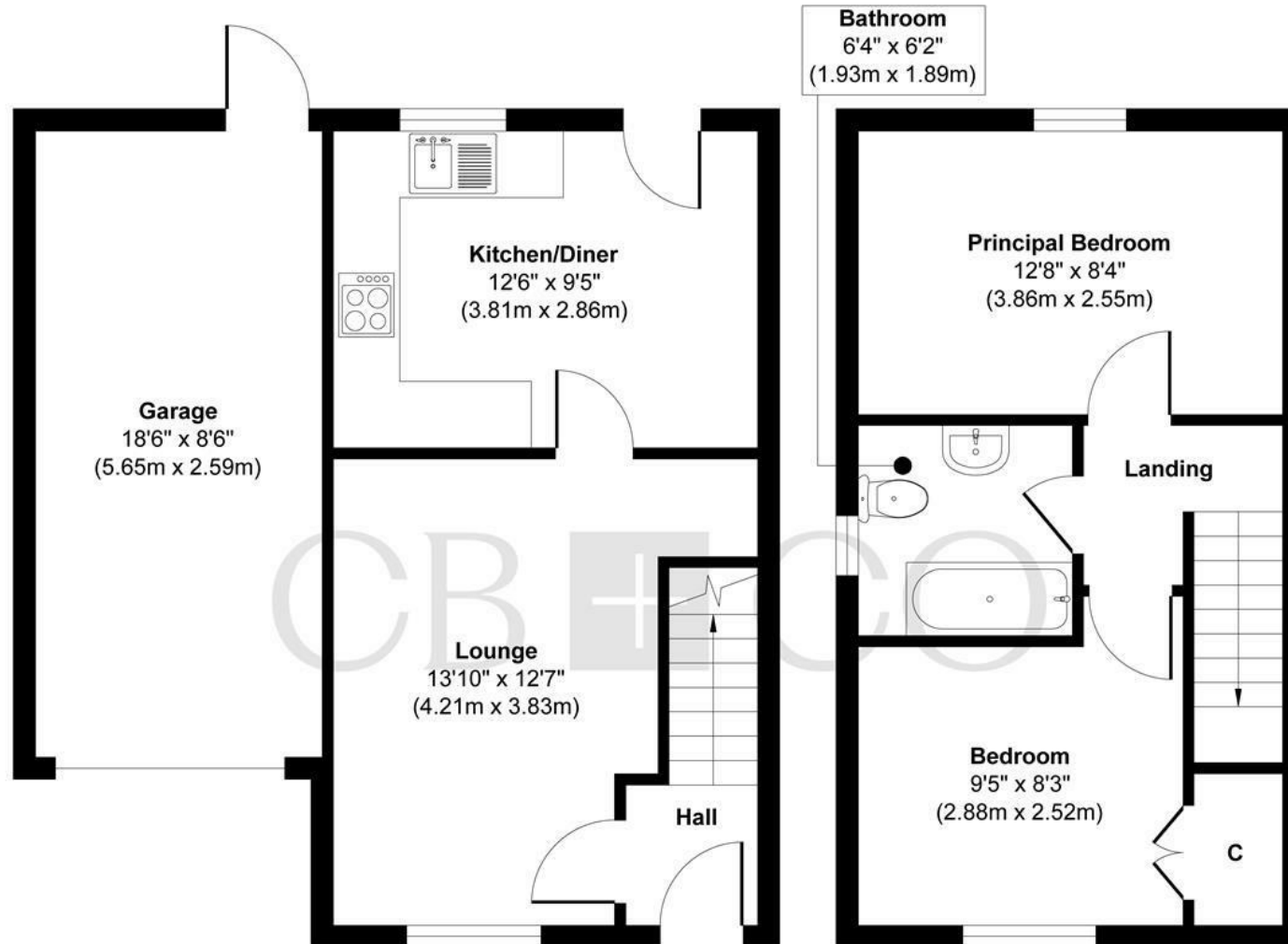








Shaef Close



Ground Floor
Approximate Floor Area
 459 sq. ft
 (42.70 sq. m)

First Floor
Approximate Floor Area
 295 sq. ft
 (27.49 sq. m)

Approx. Gross Internal Floor Area 754 sq. ft / 70.19 sq. m (Including Garage)
Approx. Gross Internal Floor Area 590 sq. ft / 54.98 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

559.00 sq ft

EPC RATING

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COUNCIL TAX BAND

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- Semi-Detached Home – A Well-Proportioned Two-Bedroom Semi-Detached Property Offering A Practical Layout Ideally Suited To First-Time Buyers, Couples Or Those Looking For A Manageable Home.
- Quiet Cul-De-Sac Position – Situated Within A Quiet Cul-De-Sac, Offering A Pleasant Residential Setting Away From Through Traffic While Remaining Conveniently Positioned For Local Amenities.
- Ideal First-Time Buyer Home – An Excellent Opportunity For First-Time Buyers Looking To Take Their First Step Onto The Property Ladder, With Two Double Bedrooms, Parking, A Garage And A Generous Garden.
- Good-Sized Lounge – A Spacious And Comfortable Reception Room Offering Plenty Of Space For Sofas And Other Furniture, Along With Useful Additional Open Space Beneath The Stairs.
- Kitchen Diner – A Practical Kitchen Diner With Space For A Dining Table And Chairs, Along With Room For A Freestanding Fridge-Freezer And Additional Appliances.
- Two Generous Double Bedrooms – Both Bedrooms Are Well-Proportioned Double Rooms, Offering Comfortable Sleeping Accommodation With Plenty Of Space For Bedroom Furniture, Wardrobes And Additional Storage.
- Modern Family Bathroom – A Well-Presented Bathroom Featuring A Bath With Mains-Fed Shower Over, Vanity Wash Basin And WC, Finished With Modern White Wall Tiles And Laminate Flooring.
- South-Facing Rear Garden – The South-Facing Rear Garden Provides A Great Outdoor Space To Enjoy Throughout The Day, With A Combination Of Patio, Lawn And Barked Borders.
- Generous Garden With Patio And Lawn – A Particularly Good-Sized Garden For A Two-Bedroom Home, Offering A Patio Seating Area, Lawn, Barked Borders And Picket Fencing Providing Definition.
- Attached Single Garage And Driveway – The Attached Single Garage Provides Secure Parking Or Valuable Additional Storage, With Access From The Rear Garden, While The Driveway Provides Parking For One Vehicle.

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
CURRANBIRDS.CO

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