



SCOFFIELD
STONE



77 Humber Street, Hilton, Derby, DE65 5NW

£270,000

Set in a quiet Hilton cul de sac, this immaculate three storey, three bedroom semi detached home offers driveway parking, an attached garage and a private landscaped, south facing rear garden. Inside, enjoy a bright lounge diner with French doors, a shaker style kitchen, three double bedrooms and an ensuite.

Summary Description

Tucked away in a quiet cul de sac setting on a popular Hilton development, this immaculate three storey, three bedroom semi detached home is ideal for buyers seeking space, parking and a private south facing garden. Presented in excellent condition throughout, it offers a practical layout that suits modern family life, first time buyers, downsizers and investors alike. Outside, there is driveway parking to the side, an attached single garage and a neat frontage.

Inside, the entrance hall provides useful under stairs storage before leading through to a bright lounge diner with a feature fireplace and French doors opening onto the rear garden. The kitchen sits to the front with shaker style units, tiled flooring, integrated oven, gas hob with extractor and space for appliances, plus a handy downstairs cloakroom WC. On the first floor are two double bedrooms, one with fitted wardrobes, and the family bathroom. The second floor is dedicated to the principal bedroom with a vaulted ceiling, fitted wardrobes, over stairs storage and a private ensuite shower room. A Velux rooflight on the upper landing, an airing cupboard and access to eaves storage add further practicality. To the rear, the enclosed garden has been attractively landscaped with patio space, raised decking, artificial lawn and planted borders, accessed from the lounge diner or via a rear garage door.

Hilton is a well connected village location, offering a good range of local shops, cafes, takeaways, leisure facilities and green space. There are schooling options in and around the village, with further choices in neighbouring areas. Regular bus routes and convenient road links support commuting towards Derby and Burton upon Trent, with straightforward access to key routes including the A50, A38 and wider motorway connections.

Entrance Hall

Having wood effect laminate flooring and neutral decor, front aspect part obscure glazed composite main entrance door, under stairs storage, telephone point, radiator.

Lounge/Diner

13'5" x 15'10" (4.1 x 4.83)



Having wood effect laminate flooring, rear aspect upvc double glazed French doors to garden and side windows, decorative fireplace with wooden mantle, under stairs storage, tv point, radiator.

Kitchen

6'2" x 10'7" (1.88 x 3.25)



Having porcelain tile flooring, front aspect upvc double glazed window, fitted wall and floor units to shaker style, wood effect roll edge worktops and tiled splashbacks, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap, integrated electric oven with gas hob over and extractor hood, under counter space and plumbing for appliances, radiator.

Guest Cloakroom/WC

Having wood effect laminate flooring, side aspect obscure upvc double glazed window, pedestal wash hand basin with chrome hot and cold taps, low flush wc, radiator.

Stairs/Landing One

Carpeted, side aspect upvc double glazed window, wooden spindle staircase, radiator.

Bedroom Two

13'1" x 10'11" (4 x 3.35)



Carpeted, two rear aspect upvc double glazed windows, fitted wardrobes, radiator.

Bedroom Three

13'0" x 7'6" (3.97 x 2.3)



Carpeted, two front aspect upvc double glazed windows, radiator.

Bathroom

6'0" x 7'1" (1.85 x 2.16)



Having porcelain tile flooring, tiled splashback walls, bathtub with chrome mixer tap having shower attachment, pedestal wash hand basin with chrome hot and cold taps, low flush wc, radiator.

Stairs/Landing Two

Carpeted, wooden spindle staircase, wood frame Velux rofflight, airing cupboard with hot water cylinder and access to eaves storage beyond.

Principal Bedroom

9'8" x 15'3" (2.97 x 4.66)



Carpeted, front aspect upvc double glazed window, vaulted ceiling, fitted wardrobes, fitted over stairs storage, radiator, tv point.

En Suite Shower Room

Having porcelain tiled flooring, wood frame Velux rofflight, tiled splashbacks, pedestal wash hand basin with chrome hot and cold taps, low flush wc, shower enclosure with plumbed shower, shaving point, radiator.

OUTSIDE



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Garage

9'4" x 17'4" (2.86 x 5.3)

A single attached garage with metal up and over door, part obscure glazed rear personnel door, light, power and roof storage.

Frontage and Driveway



Car parking is a bay by the tarmacadam driveway to the side and which leads to the garage. There is a small decorative border to the front.

Rear Garden



Accessed via the lounge/diner or garage you will find a south facing, enclosed and private garden which has been attractively landscaped to provide a mixture of paved patio, raised decked patio, artificial lawn and decorative border.

Material Information

Verified Material Information

Council Tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard brick and block construction

Energy Performance rating: C

Number and types of room: 3 bedrooms, 2 bathrooms, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed. The system was installed at an unknown date.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Great

Parking: Garage, Driveway, Off Street, and Private

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Level access

Coal mining area: No

Non-coal mining area: No

Loft access: Yes - insulated and unboarded, accessed by: Loft hatch in master bedroom.

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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/Pknnvgog9WQN7P8eqQN3qx/view>

Disclaimer 03/2021

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

///riches.fans.community

Buying to Let?

Guide achievable rent price: £1050pcm

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.

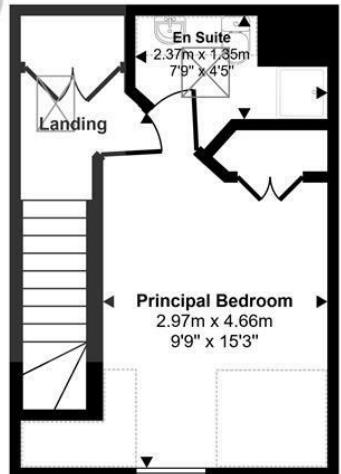
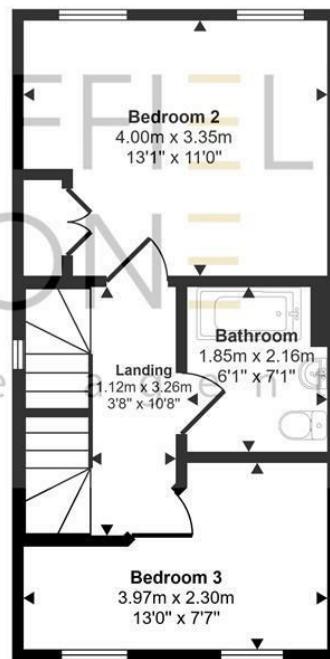
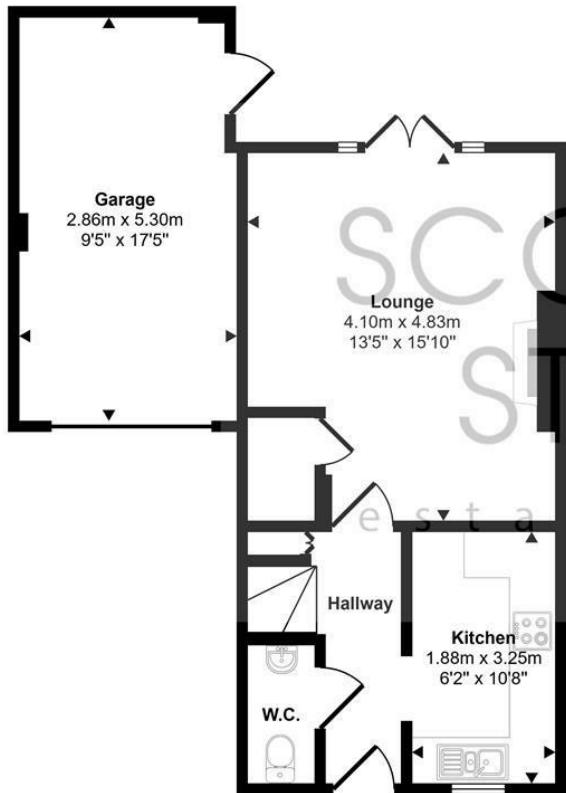
ID Checks for buyers

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.



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Approx Gross Internal Area
105 sq m / 1135 sq ft



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			
EU Directive 2002/91/EC		87	76
England & Wales			
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			
EU Directive 2002/91/EC			
England & Wales			
EU Directive 2002/91/EC			



Hilton Office

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