



SCOFFIELD
STONE



42 Ryton Way, Hilton, Derby, Derbyshire, DE65 5GY

£290,000

Attractive three bedroom detached home in a private cul de sac position in Hilton, offering two reception rooms, open plan kitchen diner, utility area, guest cloakroom, en suite, driveway parking and a landscaped rear garden that is ideal for relaxing and entertaining with friends and family.



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

Summary Description

Situated in a tucked away private driveway within a pleasant cul de sac in Hilton, Derbyshire, this modern three bedroom detached house offers a comfortable and well-planned family home. Well presented throughout, it is ready to move into and will appeal to couples and growing families who want a convenient village location.

The ground floor includes an inviting lounge to the front together with a versatile family room or study created from the garage conversion. At the heart of the home is a generous open plan kitchen diner with gloss units, integrated appliances and space for a family table, with doors leading out to the garden. There is also a useful utility area and guest cloakroom. Upstairs, the principal bedroom has fitted wardrobes and an en suite shower room, joined by two further bedrooms and a family bathroom. Outside, the property offers a lawned frontage with driveway parking and an enclosed rear garden that has been landscaped with lawn, patio and decking to create attractive areas for outdoor dining and play.

Hilton is a popular and well served village lying to the south of Derby with regular bus routes and excellent road access to the A50, A38 and major regional centers including Derby and Burton upon Trent. The property sits within easy reach of local primary schools, nurseries, play parks, medical facilities and everyday amenities such as shops, pubs and takeaways, while the wider area provides secondary schooling, supermarkets and leisure facilities. Nearby rail links from Willington and Derby make this an excellent base for commuters.

Entrance Hall

Having wood effect LVT flooring, front aspect part obscure glazed galvanised main entrance door.

Lounge

9'10 x 14'10 (3.00m x 4.52m)



Carpeted, side aspect upvc double glazed window, front aspect upvc double glazed bay window, radiator, feature electric fire set to stone effect Adam style fireplace, tv point, internet access.

Kitchen/Diner

7'4 x 10'10 (2.24m x 3.30m)



Having wood effect LVT flooring, side aspect part obscure glazed galvanised door to garden, two rear aspect upvc double glazed windows, inset lights to ceiling, fitted wall and floor units to gloss white with wood effect worktops, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap, integrated electric oven with 5 burner gas hob over and chimney style extractor hood, integrated dishwasher, integrated fridge, wall mounted Vaillant gas system boiler, under stairs storage cupboard, two radiators, access to roof space.

Family/Study (Garage conversion)

8'5 x 11'3 (2.57m x 3.43m)



Carpeted, front aspect upvc double glazed window, radiator.

Utility (Garage conversion)

8'2 x 4'x4 (2.49m x 1.22mx1.22m)

Having ceramic tile flooring, rear aspect part obscure glazed galvanised door to rear garden, plumbing for washing machine.

Guest Cloakroom/WC

6'5 x 3'2 (1.96m x 0.97m)



En Suite Shower Room

7'4 x 4'7 (2.24m x 1.40m)



Having wood effect LVT flooring, side aspect obscure upvc double glazed window, low flush wc, wall mounted wash hand basin with chrome monobloc tap set to vanity cupboard, radiator.

Stairs/Landing

Carpeted, wooden spindle staircase, rear aspect upvc double glazed window, radiator, over stairs airing cupboard with hot water cylinder, access to roof space via fitted ladders.

Bedroom One

9'6 x 11'8 (2.90m x 3.56m)



Having ceramic tile effect flooring, side aspect obscure upvc double glazed window, low flush wc, wall mounted wash hand basin to vanity cupboard with chrome monobloc tap and tiled splashback, single shower enclosure with plumbed shower and tiled splashback, chrome heated towel rail.

Bedroom Two

8'8 x 10'0 (2.64m x 3.05m)

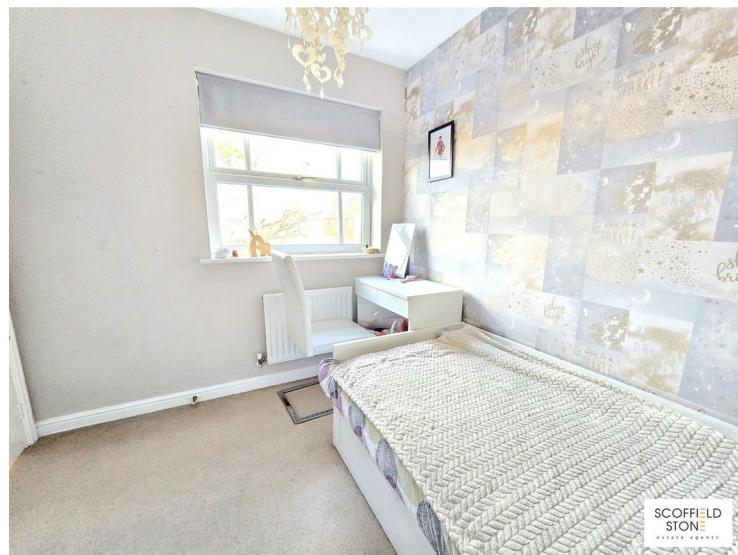


Carpeted, front aspect upvc double glazed window, built in storage cupboard, radiator.

Carpeted, front aspect upvc double glazed window, dressing area with fitted wardrobes, radiator.

Bedroom Three

7'4 x 9'3 (2.24m x 2.82m)



Carpeted, rear aspect upvc double glazed window, radiator.

Bathroom

8'6 x 5'6 (2.59m x 1.68m)



Having ceramic tiled flooring, rear aspect obscure upvc double glazed window, tiled splashbacks, pedestal wash hand basin with chrome hot and cold taps, low flush wc, bathtub with chrome hot and cold taps, radiator.

OUTSIDE

Frontage and Driveway



To the front you will find a lawn with paving leading to the main entrance and storm porch. Car parking is provided by the single tarmacadam driveway.

Rear Garden



To the rear you will find an enclosed and private garden which has been landscaped to provide a mixture of lawn, and paved and decked patios.

Material Information

Verified Material Information

Council Tax band: D

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, 2 receptions

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 on 11 Nov 2019.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Driveway

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: Yes
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: No
Loft access: Yes - insulated and boarded, accessed by: Loft hatch with professionally installed drop down ladder.

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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/WMWpcuGUTDYWfzBPHHTabv/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. 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

///garlic.wildfires.cackling

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.

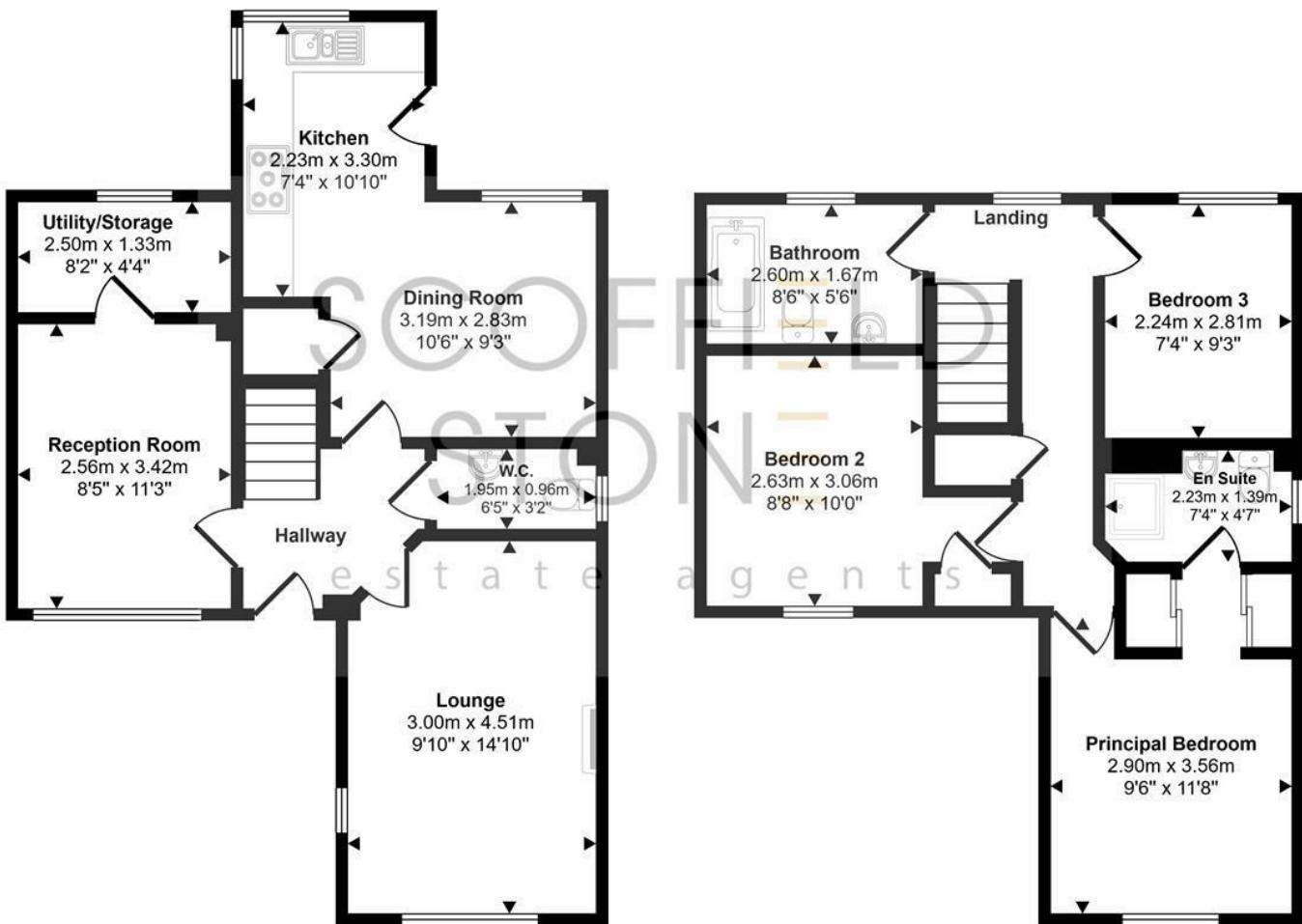
ID Checks for buyers

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



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Approx Gross Internal Area
95 sq m / 1025 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			
EU Directive 2002/91/EC		83	69
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			



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