

16 Ribble Close, Hilton, Derby, Derbyshire, DE65 5JX

£290,000

A well presented three storey, four bedroom end terrace in a private Hilton cul de sac position, offering 101 square metres (1088 square feet) of flexible living space, en suite, downstairs WC, low maintenance garden, driveway parking and a detached garage with power.

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Summary Description

Set in a private position at the foot of a quiet cul de sac on the southern edge of Hilton, this well presented three storey, four bedroom end terrace home offers flexible accommodation extending to approximately 101 square metres, or 1088 square feet.

A key feature of the home is its versatile layout across three floors. On the ground floor there is an entrance hallway, guest cloakroom/WC, fitted kitchen and a comfortable lounge diner to the rear with French doors opening onto the garden.

The first floor provides three bedrooms, including a generous principal bedroom with fitted storage and en suite shower room, together with the family bathroom.

On the top floor, the converted attic creates an impressive bedroom space with vaulted ceiling and adjoining dressing area, which could also work well as a nursery, study area or work from home space.

Outside, the rear garden has been attractively landscaped for low maintenance enjoyment, with paved seating areas, decorative gravel borders and a gazebo covered patio. To the front there is driveway parking and a detached single garage with light and power.

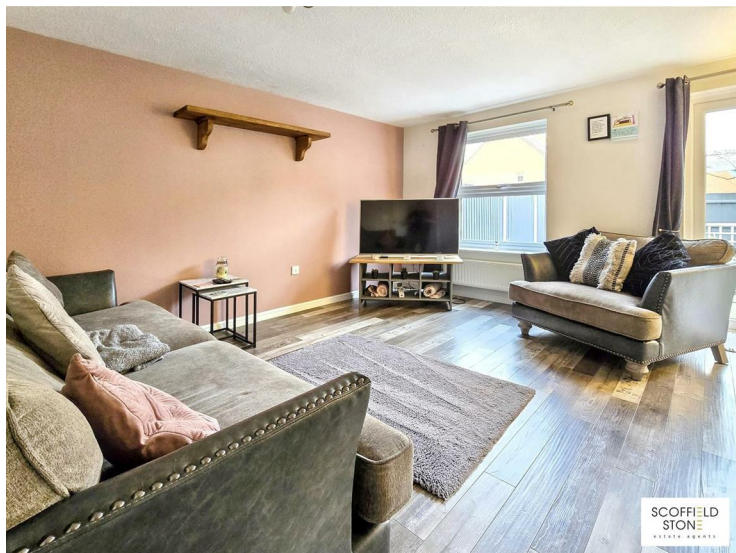
Hilton remains a consistently popular village thanks to its strong community feel, range of everyday amenities and excellent access to Derby, Burton upon Trent and the A50. This is a home that will particularly suit buyers looking for flexible space, a tucked away position, practical parking and an easier to maintain outdoor setting.

Entrance Hallway

Having ceramic tiled flooring, front aspect part obscure composite entrance door and radiator.

Lounge/Diner

15'6 x 14'8 (4.72m x 4.47m)



A comfortable rear facing reception room with wood effect

laminat flooring, under stairs storage cupboard, TV point, radiator, and French doors with adjoining window opening onto the garden.

Kitchen

8'8 x 11'0 (2.64m x 3.35m)



Fitted with a range of shaker style wall and base units with wood effect worktops and tiled splashbacks, integrated ceramic sink with drainer and chrome monobloc tap, integrated electric oven with gas hob and chimney style extractor, under counter space and plumbing for appliances, wall mounted gas combination boiler, front aspect window and radiator.

Guest Cloakroom/WC

Fitted with low flush WC, wash hand basin set to vanity unit with chrome monobloc tap, tiled splashback, retro style radiator with towel rail, ceramic tiled flooring and obscure glazed window.

Stairs/Landing one

Carpeted with wooden spindle staircase and side aspect window.

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Bedroom One

9'0 x 10'11 (2.74m x 3.33m)



A well proportioned double bedroom with front aspect window, built in wardrobe, TV point, radiator and wood effect laminate flooring.

Bedroom Four

7'6 x 7'3 (2.29m x 2.21m)



A further bedroom with rear aspect window, radiator and wood effect laminate flooring.

En Suite Shower Room

8'9 x 4'4 (2.67m x 1.32m)

Appointed with oversized shower enclosure and electric shower, low flush WC, wash hand basin set to vanity unit, chrome heated towel rail, ceramic tiled flooring and fully tiled walls.

Bathroom

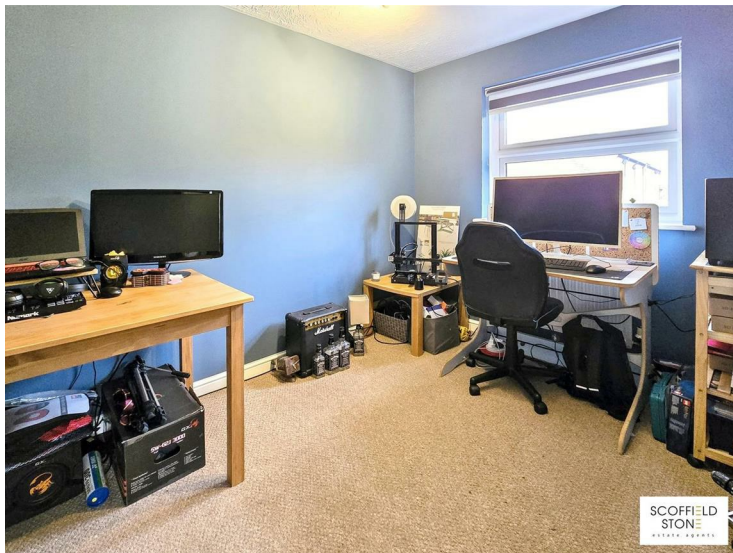
6'0 x 5'5 (1.83m x 1.65m)



Fitted with bathtub and shower attachment, pedestal wash hand basin, low flush WC, tiled splashbacks, ceramic tiled flooring, radiator and obscure glazed window.

Bedroom Three

7'10 x 10'3 (2.39m x 3.12m)



A rear facing bedroom with carpet, radiator and internet access point.

Stairs/Landing Two

Carpeted with access to eaves storage.

Bedroom Two

12'2 x 13'1 (3.71m x 3.99m)



An impressive top floor bedroom featuring a vaulted ceiling, rear aspect window, radiator and walk in dressing area, with useful flexibility for buyers who may wish to create a nursery corner, study space or reading area.

OUTSIDE

Frontage and Driveway

The property is approached via a paved pathway with decorative gravel border and planted feature. Driveway parking is positioned in front of the detached garage. Outdoor power socket.

Rear Garden



An enclosed rear garden designed for low maintenance living, attractively landscaped with paved patio areas, decorative gravel borders, gazebo covered seating area and outdoor power.

Garage

Detached single garage with up and over door, light and power.

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: 4 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 - OK, Vodafone - OK, Three - Good, EE - Good
Parking: Allocated, Garage, and 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: No
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: Small door on third floor.

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Follow the link for the full report:

<https://moverly.com/sale/A3230x8vaC8WHKn68eWrxR/view>

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.

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Buying to Let?

Guide achievable rent price: £1,150pcm

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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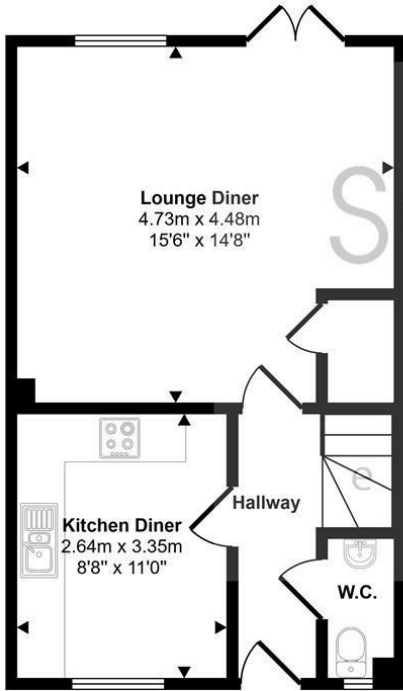
ID Checks for buyers

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.

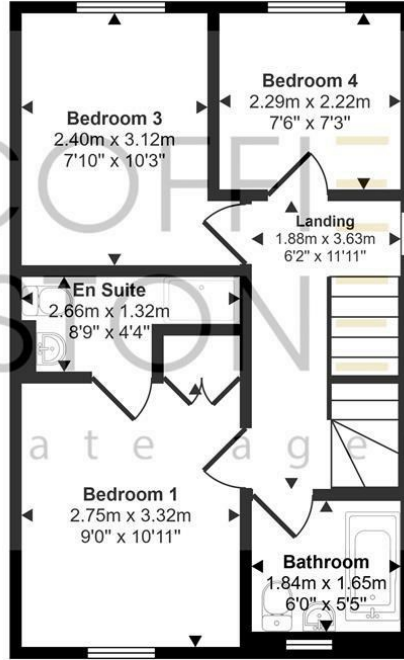


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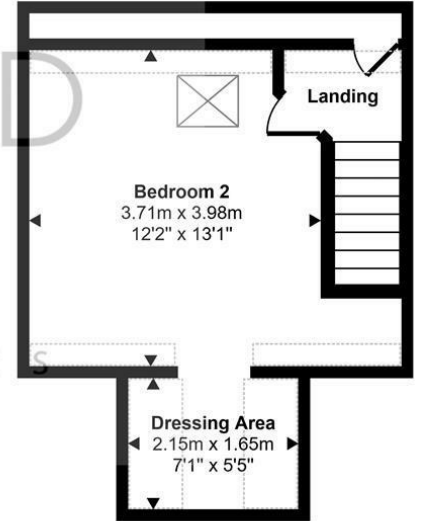
Approx Gross Internal Area
101 sq m / 1088 sq ft



Ground Floor
Approx 38 sq m / 410 sq ft



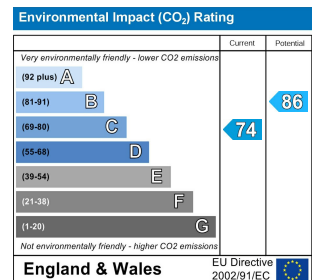
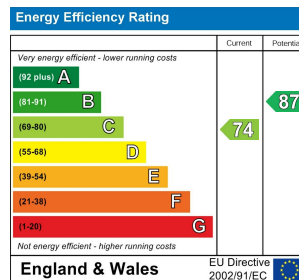
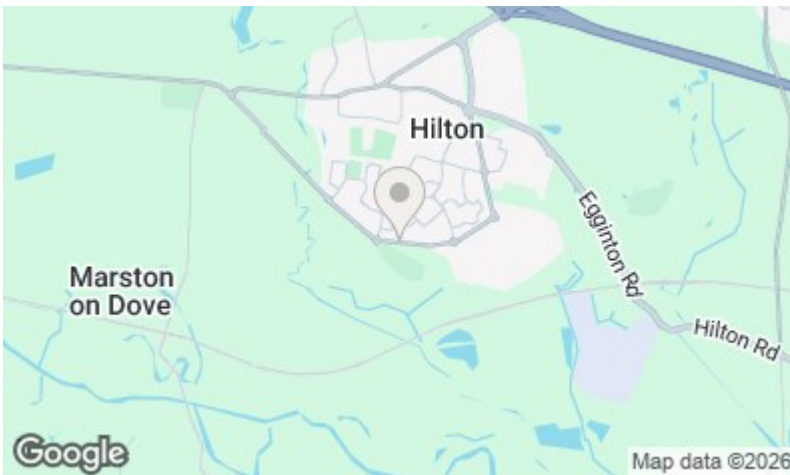
First Floor
Approx 39 sq m / 415 sq ft



Second Floor
Approx 24 sq m / 263 sq ft

Denotes head height below 1.5m

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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