



SCOFFIELD  
STONE  
estate agent



**17 Sherman Close, Hilton, Derby, DE65 5HJ**

**£235,000**

Chain Free - Tucked in a quiet cul de sac in popular Hilton, this three bedroom link detached home offers two reception rooms, a bright conservatory, driveway and garage, plus a smart low maintenance garden. Ideal for first time buyers, investors or those seeking easy living near the A50.

## Summary Description

Set within a quiet cul de sac on a modern development in Hilton, Derbyshire, this three bedroom link detached home is an excellent choice for first time buyers, down sizers and buy to let investors. The property offers well planned accommodation with gas central heating and UPVC double glazed windows, plus driveway parking, an attached garage and an enclosed rear garden designed for easy upkeep.

The entrance hall leads to a useful guest cloakroom, then on to a comfortable front lounge with space to unwind. A separate dining room provides a great spot for family meals and has sliding doors into the conservatory, creating an easy flow between the rooms. The conservatory adds flexible extra living space and opens to the garden via French doors. The fitted kitchen includes an integrated electric oven, gas hob and extractor, good storage, practical worktop space and room for appliances, plus a door and window to the conservatory. Upstairs are three bedrooms, including the main bedroom with fitted wardrobe, and a family bathroom with shower over the bath. Outside, the frontage is landscaped with shale borders and a tarmac driveway leading to the single garage. The rear garden is enclosed and low maintenance, with a paved patio, chipping borders and established planting.

Hilton is a popular South Derbyshire village with local shops, cafes, green spaces and leisure facilities close by, making day to day life straightforward. There are a choice of schooling options within the village and surrounding area, and the property is well placed for commuters with quick access to the A50, connecting Derby and Stoke, and onward routes via the A38 and M1. Bus services run through the village, with rail links available from Derby and Burton upon Trent.

## Entrance Hall

Carpeted, carpet matwell, part obscure glazed upvc main entrance door, telephone point, radiator.

## Guest Cloakroom/WC

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

## Lounge

14'5" x 13'3" (4.41 x 4.06)



Carpeted, front aspect upvc double glazed window, radiator, tv and telephone points.

## Dining Room

7'1" x 9'5" (2.16 x 2.89)



Carpeted, sliding doors to conservatory, radiator.

**Kitchen**

6'10" x 9'4" (2.09 x 2.86)



**Bedroom One**

8'1" x 12'3" (2.48 x 3.74)



Having ceramic tile effect cushion flooring, part glazed door and side window to conservatory, fitted wall and floor units with stone effect roll edge worktops and tiled splashbacks, integrated electric oven with gas hob over and extractor hood, inset stainless steel sink with chrome mixer tap, under counter space and plumbing for appliances, radiator.

**Conservatory**

12'10" x 12'1" (3.93 x 3.7)



Carpeted, front aspect upvc double glazed window, radiator, tv point, fitted wardrobe.

**Bedroom Two**

8'2" x 10'7" (2.49 x 3.23)



Carpeted, rear aspect upvc double glazed window, radiator.

Having ceramic tile effect cushion flooring, rear and side aspect upvc double glazed windows and French doors to garden, translucent roof, wall mounted electric heater, tv point.

**Stairs/Landing**

Carpeted, side aspect upvc double glazed window, bespoke wooden balustrade and handrail, airing cupboard with hot water cylinder, access to roof space.

### Bedroom Three

5'11" x 7'11" (1.82 x 2.42)



Carpeted, front aspect upvc double glazed window, radiator, telephone point, over stairs cupboard.

### Bathroom



Having wood effect cushion flooring, rear aspect obscure upvc double glazed window, bathtub with chrome mixer tap and electric shower over, low flush wc, pedestal wash hand basin with chrome monobloc tap, tiled splashbacks, radiator.

### OUTSIDE

#### Front and Driveway

The frontage has been landscaped to provide shale borders. There is a tarmacdriveway leading to the garage which provides parking for one car.

### Rear Garden



Accessed via the conservatory or garage you will find an enclosed low maintenance garden which has been landscaped to provide a mixture of paved patio and chipping borders with some herbaceous planting.

### Garage

An attached single garage with metal up and over door, rear personnel door, apex roof, wall mounted gas boiler.

### 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, 1 bathroom, 3 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 at an unknown date.

Heating features: None

Broadband: FTTP (Fibre to the Premises)

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

Parking: Private, Driveway, and Garage

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 unboarded, accessed by: Hatch on landing

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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/NtBJY6HyEwPZDU8KWCpSd9/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.

#### **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**

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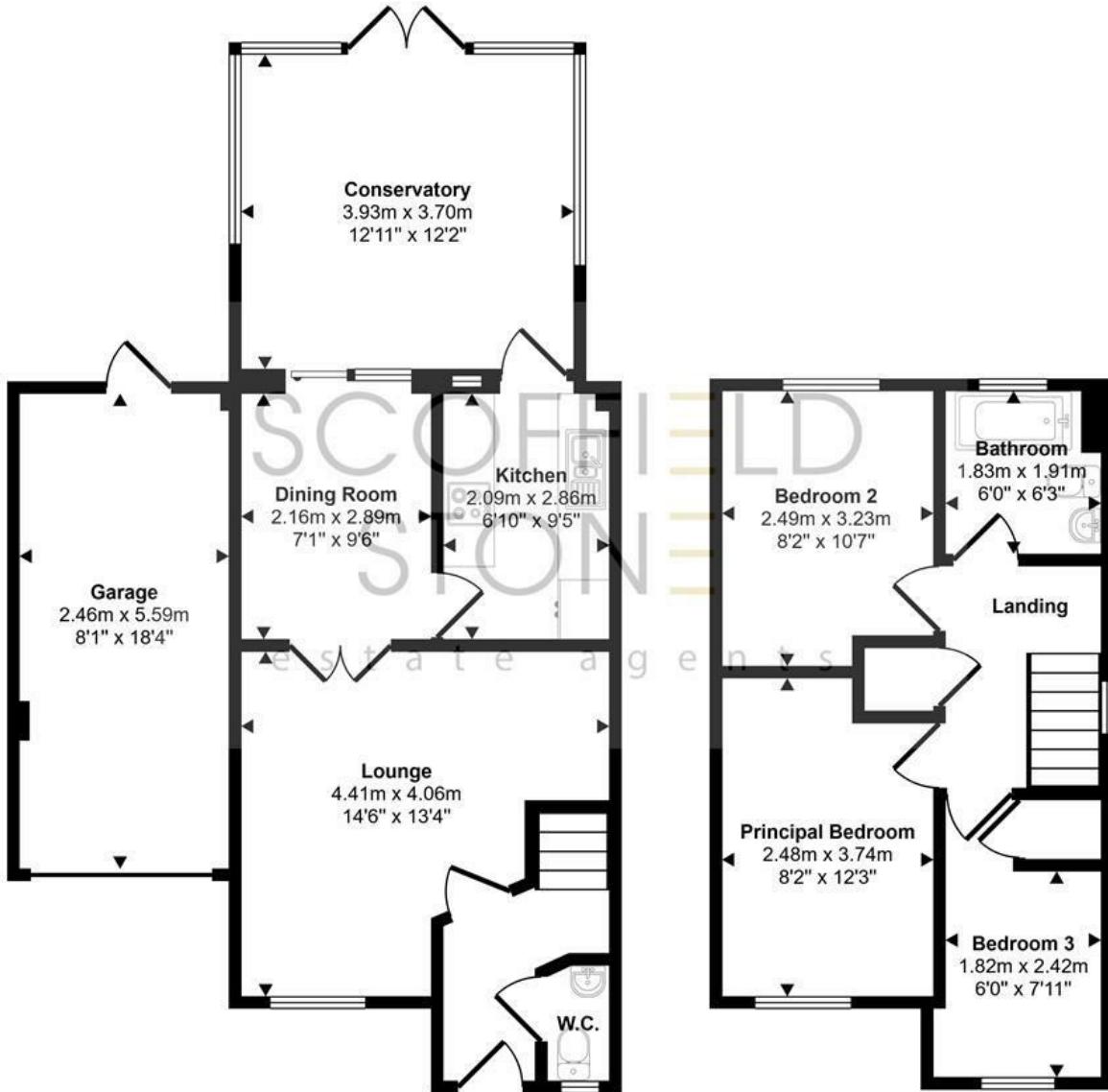
#### **ID Checks for buyers**

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



Sales: 01283 777100  
Lettings: 01332 511000  
[www.scoffieldstone.co.uk](http://www.scoffieldstone.co.uk)

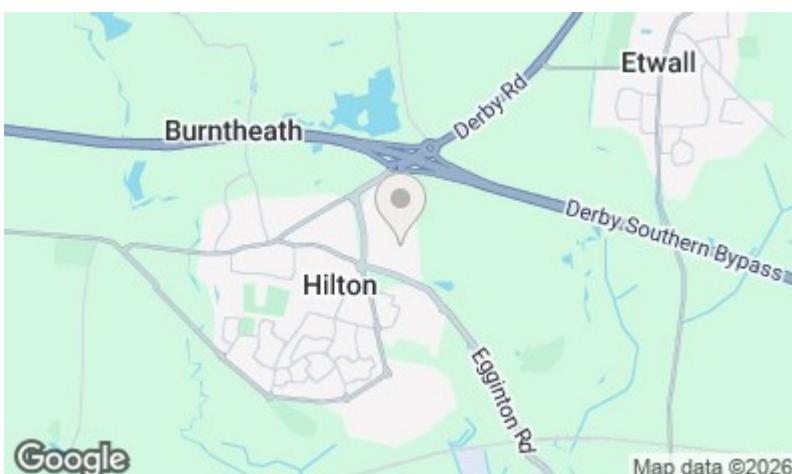
Approx Gross Internal Area  
98 sq m / 1052 sq ft



### Ground Floor

Approx 64 sq m / 689 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			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			



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