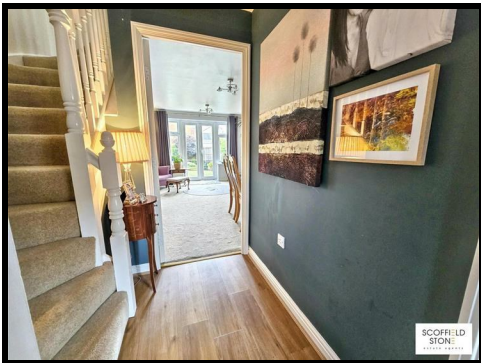




**81 Humber Street, Hilton, Derby, DE65 5NW**

**£265,000**

A superbly presented three storey, three double bedroom semi detached home near to the Mease Meadow and The Memorial Garden, within the popular village of Hilton. Offering 92 square metres (993 square feet), en suite principal bedroom, driveway parking, garage and attractive gardens, this freehold property is ideal for first time buyers and families.

### Summary Description

81 Humber Street, Hilton is a superbly presented three storey, three double bedroom semi detached home, positioned within a cul de sac and offering an excellent freehold buying opportunity in this popular South Derbyshire village. With a total floor area of approximately 92 square metres (993 square feet), the property is well suited to first time buyers, young professionals and growing families looking for a smart, practical and well maintained home.

The accommodation is arranged over three floors and offers a comfortable balance of living space, bedroom space and useful storage. The ground floor includes a welcoming entrance hall, guest cloakroom, well appointed kitchen and a generous lounge diner with French doors opening directly to the rear garden. The first floor provides two double bedrooms and a neatly presented family bathroom, while the second floor is dedicated to the principal bedroom, complete with fitted wardrobes and an en suite shower room. Outside, the property benefits from attractive planting to the front and side, an enclosed landscaped rear garden, driveway parking and a detached single garage.

Hilton remains one of South Derbyshire's most popular residential villages, offering a strong range of day to day amenities, including shops, eateries, public houses, healthcare services and community facilities. The area is well placed for local schooling and family life, with convenient access to nearby Derby, Burton upon Trent, Toyota, Rolls Royce and major routes including the A50, A38 and wider regional road network. For buyers seeking a well presented Hilton home in a cul de sac setting, 81 Humber Street is a very appealing option.

### Entrance Hall

A welcoming entrance hall featuring wood effect laminate flooring, a front facing part obscure glazed composite entrance door, radiator and telephone point.

### Kitchen

6'4 x 10'7 (1.93m x 3.23m)



A well appointed kitchen fitted with a range of wood effect wall and base units, complemented by stone effect roll edge work surfaces and tiled splashbacks. There is an inset stainless steel

sink with drainer, vegetable preparation bowl and chrome mixer tap, together with an integrated electric oven, gas hob and extractor hood. Wood effect laminate flooring, a front facing uPVC double glazed window, under counter space and plumbing for appliances, and a radiator complete the room.

### Lounge/Diner

13'6 x 15'7 (4.11m x 4.75m)



A comfortable and versatile living and dining space, laid with carpet and enjoying direct access to the rear garden through uPVC double glazed French doors with side windows. The room also includes useful under stairs storage, a TV point and radiator.

### Guest Cloakroom/WC

A practical ground floor cloakroom fitted with wood effect laminate flooring, low flush WC, pedestal wash hand basin with chrome taps and radiator.

### Stairs/Landing One

The first floor landing is carpeted and finished with a wooden spindle balustrade, with a radiator providing added comfort.

### Bedroom Two

13'5 x 10'10 (4.09m x 3.30m)



A generous double bedroom with two rear facing uPVC double glazed windows allowing plenty of natural light. The room also benefits from fitted wardrobe storage, carpeted flooring and radiator.

### Bedroom Three

13'3 x 8'2 (4.04m x 2.49m)



A bright and well proportioned bedroom featuring two front facing uPVC double glazed windows, carpeted flooring, radiator and telephone point.

### Bathroom

13'3 x 8'2 (4.04m x 2.49m)



A neatly presented family bathroom fitted with contemporary ceramic tile effect cushion flooring, tiled splashbacks and a side facing obscure uPVC double glazed window. The suite includes a bathtub with chrome taps and plumbed shower over, pedestal wash hand basin with chrome taps, low flush WC, shaving point and radiator.

### Stairs/Landing Two

A carpeted staircase rises to the second floor landing, finished with a wooden spindle balustrade. There is also a useful storage cupboard housing the hot water cylinder and providing access to eaves space.

### Principal Bedroom

9'11 x 12'6 (3.02m x 3.81m)



Occupying the second floor, the principal bedroom offers a private and comfortable retreat with a front facing uPVC double glazed window, fitted wardrobes, over stairs storage and access to the roof space. Additional features include TV and telephone points, carpeted flooring and radiator.

### En Suite Shower Room

The en suite shower room is fitted with wood effect cushion flooring, tiled splashbacks and a wooden framed double glazed rooflight. The suite comprises a pedestal wash hand basin with chrome taps, low flush WC and shower enclosure with plumbed shower, along with a shaving point and radiator.

### OUTSIDE

#### Frontage

The property is approached via an attractive frontage with well planted borders, creating a welcoming first impression. The planting continues around the side and along the access leading towards the driveway.

#### Rear Garden



The enclosed rear garden offers a pleasing degree of privacy and has been thoughtfully landscaped to provide a mix of stone paved patio, lawn and planted herbaceous borders. Additional benefits include a side gate, cold water tap and outdoor power socket, making the space ideal for relaxing, entertaining and everyday outdoor use.

#### Driveway and Garage

To the rear of the property there is a detached single garage with a metal up and over door, together with two parking spaces positioned directly in front of the garage.

### Material Information

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: C

EPC rating: C

The building

Semi-detached house, standard brick and block construction

3 bedrooms, 2 bathrooms, 1 reception

Accessibility adaptations: None

Loft: insulated and boarded, accessed by Climb through loft hatch

Outside areas: Front garden, Rear garden, and Side garden

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone ok, Three good, EE great

Parking: Garage, Driveway, Off Street, Rear, and Private

Not in a controlled parking zone

No disabled parking available

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Public right of way: Access to rear properties via the access road at side of property

Title register restrictions (DY416369):

- The owner must not use the property for any noisy, offensive, or smelly business that could annoy the neighbours.

- No buildings, structures, or trees are allowed to be placed or planted over the underground sewage pipes or electricity cables on the land.

- The owner is required to maintain a stock-proof fence (a fence designed to keep livestock out) along specific boundaries of the property.

- The owner cannot claim a 'right to light' or 'right to air' (legal rights to receive light or air through windows) if it would stop neighbours from building on their own land.

- The owner must comply with all planning permissions and laws that affect how the property is used.

- The owner must not do anything on the property that causes a nuisance or disturbance to the people living nearby.

No environmental risks recorded

Onward chain: yes

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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.

The full online report can be found here:

<https://moverly.com/sale/GoLivXdBL4esUvMVbGhZWG/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: £1300pcm

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. Scofield 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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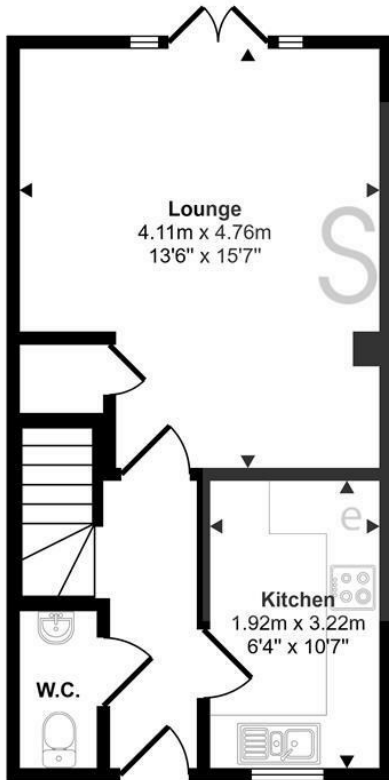
**ID Checks for buyers**

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.

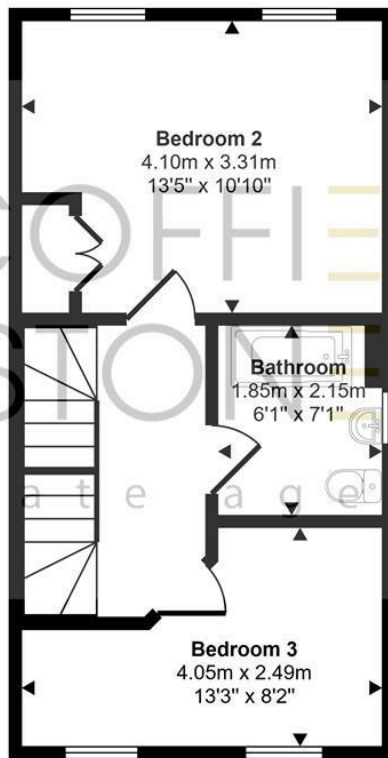


Sales: 01283 777100  
Lettings: 01332 511000  
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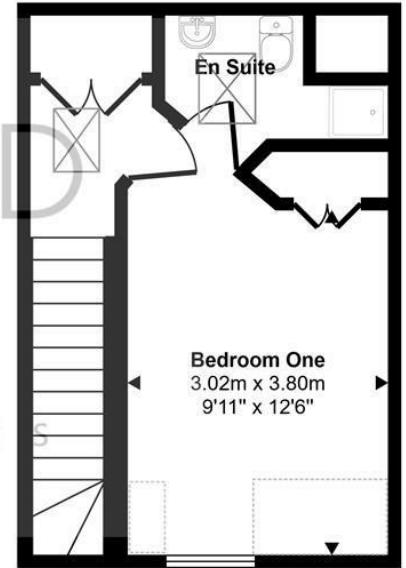
Approx Gross Internal Area  
92 sq m / 993 sq ft



Ground Floor  
Approx 34 sq m / 361 sq ft



First Floor  
Approx 34 sq m / 362 sq ft



Second Floor  
Approx 25 sq m / 269 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.



| 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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| 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 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



**Hilton Office**  
Unit 6, Neighbourhood Centre  
Witham Close,  
Hilton, Derby DE65 5JR

t: Sales 01283 777100  
t: Lettings 01332 511000  
e: [info@scoffieldstone.co.uk](mailto:info@scoffieldstone.co.uk)  
w: [www.scoffieldstone.co.uk](http://www.scoffieldstone.co.uk)

Co Reg No. 8975758 VAT No. GB186513980