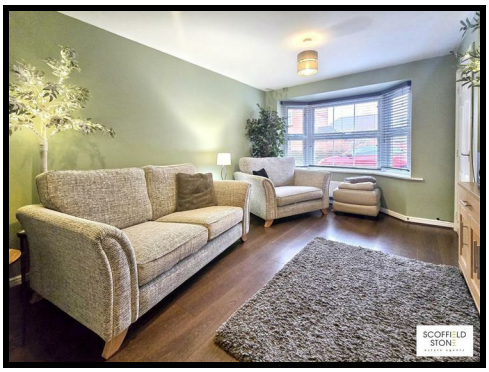
SCOFFIELD STONE
estate agents



SCOFFIELD STONE
estate agents
Sold

68 Thames Way, Hilton, Derby, DE65 5NB

Offers Over £294,000

A rarely available four bedroom semi detached home on the southern edge of Hilton, enjoying views over the Remembrance Garden. Open plan kitchen and dining space, separate lounge, plus a converted garage family room. Driveway parking, enclosed rear garden, and en suite to the principal bedroom.

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

68 Thames Way, Hilton, Derby, DE65 5NB

Summary Description

Set towards the southern edge of Hilton, Derbyshire, this rarely available four bedroom semi detached family home enjoys a pleasant outlook over the Hilton Remembrance Garden to the rear. With a converted garage creating an additional ground floor reception, it offers flexible space for modern family life, home working, or a snug for movie nights. Driveway parking for two vehicles and an enclosed rear garden add to the everyday practicality.

The accommodation begins with a welcoming entrance hall and a bright lounge with wood effect flooring and a bay window. The heart of the home is the open plan kitchen and dining space, which opens to the garden through double French doors and provides fitted units, an integrated oven with gas hob, tiled splashbacks, under stairs storage and space for appliances. The converted garage now forms a comfortable family room with built in window storage, ideal as a playroom or second sitting area. A rear lobby provides additional access outside, and a guest cloakroom and WC completes the ground floor. Upstairs, the principal bedroom includes fitted wardrobes and an en suite shower room, supported by three further bedrooms and a family bathroom.

Hilton is a popular South Derbyshire village with a strong community feel and a good choice of local amenities including shops, cafes, takeaways and leisure facilities. Schooling options are available in the village and nearby areas. For commuters, there are bus services and convenient road links towards Derby and Burton upon Trent, with straightforward access to the A50 and A38 for wider connections including the M1 and East Midlands Airport. Nearby parks, green spaces and footpaths are ideal for walks.

Entrance Hall

Having ceramic tiled flooring, front aspect part decorative glazed company main entrance door, side aspect upvc double glazed window, radiator.

Lounge

10'9 x 16'5 (3.28m x 5.00m)

Having wood effect laminate flooring, front aspect upvc double glazed bay window, tv and internet point, radiator.

Open Plan Kitchen/Diner and Family Room

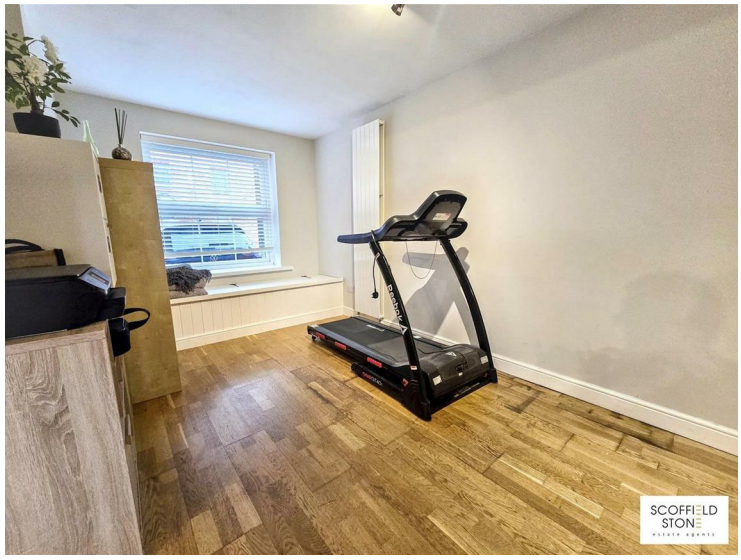
Kitchen/Diner

13'6 x 11'6 (4.11m x 3.51m)

Having wood flooring, rear aspect upvc double French doors to garden with side windows, fitted wall and floor units to cream with wood roll edge worktop and tiled splashbacks, integrated electric oven with gas hob over, inset ceramic sink with drainer, vegetable preparation and mixer tap, under counter space and plumbing for appliances, radiator, under stairs storage.

Family Room

8'5 x 15'5 (2.57m x 4.70m)



Having wood flooring, front aspect upvc double glazed window, built in window storage, contemporary vertical radiator, tv point.

Rear Lobby

Having wood flooring, rear aspect part glazed composite door to rear garden.

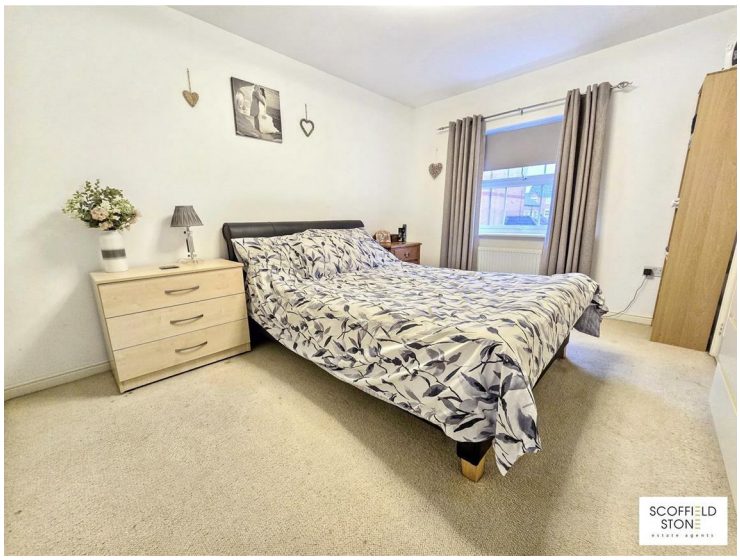
Guest Cloakroom/WC

Having wood effect laminate flooring, rear aspect obscure upvc

double glazed window, low flush wc, pedestal wash hand basin with chrome hot and cold taps, radiator, wall mounted gas boiler.

Stairs/Landing
Carpeted, wooden spindle staircase, access to roof space.

Bedroom One
10'9 x 12'9 (3.28m x 3.89m)



Carpeted, front aspect upvc double glazed window, fitted wardrobes, over stairs storage, radiator.

En Suite Shower Room
4'2 x 6'7 (1.27m x 2.01m)
Having wood effect laminate flooring, front aspect obscure upvc double glazed window, pedestal wash hand basin with chrome hot and cold taps, low flush wc, shower enclosure with plumbed shower, radiator.

Bedroom Two
8'7 x 9'7 (2.62m x 2.92m)

Carpeted, front aspect upvc double glazed window, sloped ceiling detail, fitted wardrobes, radiator.

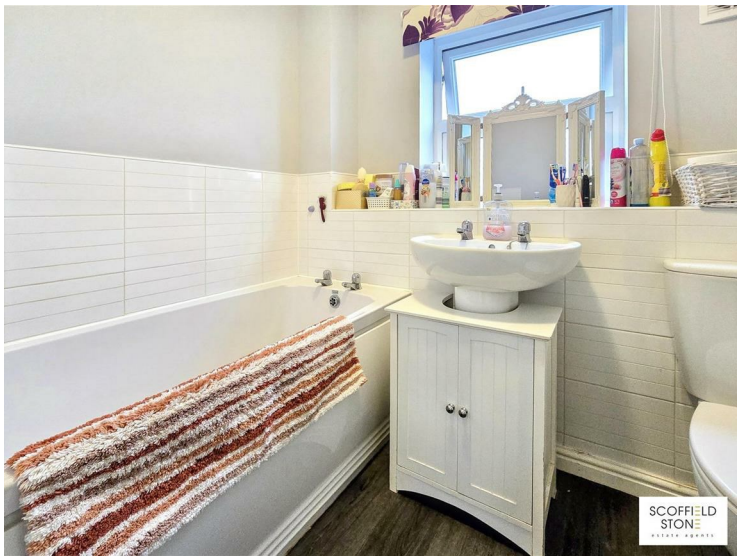
Bedroom Three
7'1 x 11'7 (2.16m x 3.53m)

Carpeted, rear aspect upvc double glazed window, radiator.

Bedroom Four
8'7 x 7'9 (2.62m x 2.36m)

Carpeted, rear aspect upvc double glazed window, radiator.

Bathroom
6'7 6'1 (2.01m 1.85m)



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

OUTSIDE

Frontage and Driveway
To the front you will find a pressed resin driveway with adequate parking for two vehicles.

Rear Garden

Accessed via the kitchen/diner you will find an enclosed and private garden which has been landscaped to provide a mixture of paved patio, lawn, raised herbaceous borders, cold water tap, shed and side access gate to front.

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, 2 receptions
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: None is installed.
Heating features: None
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: Hatch on landing, with a pull 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/LgiqcXqFqbY4fnMGwotaTR/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: £1500pcm

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.

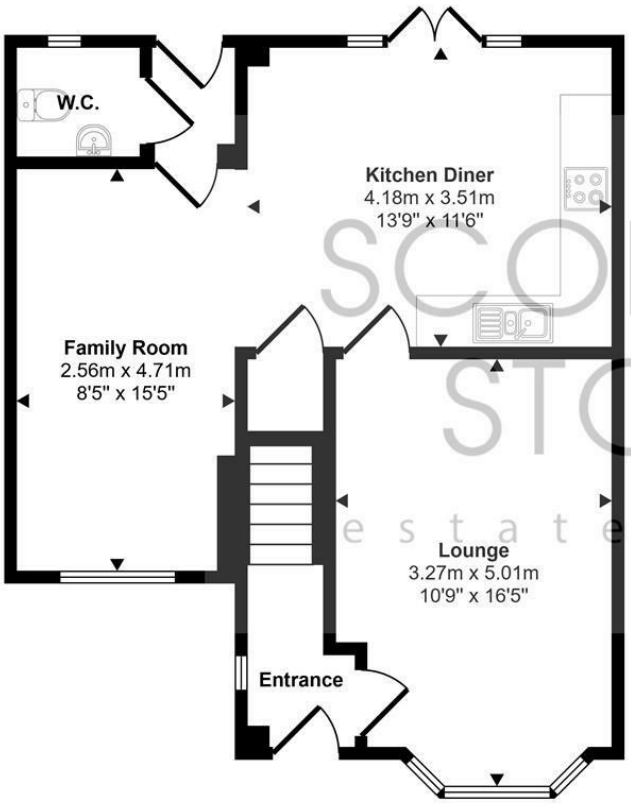
Location / what3words

///hops.diet.camcorder

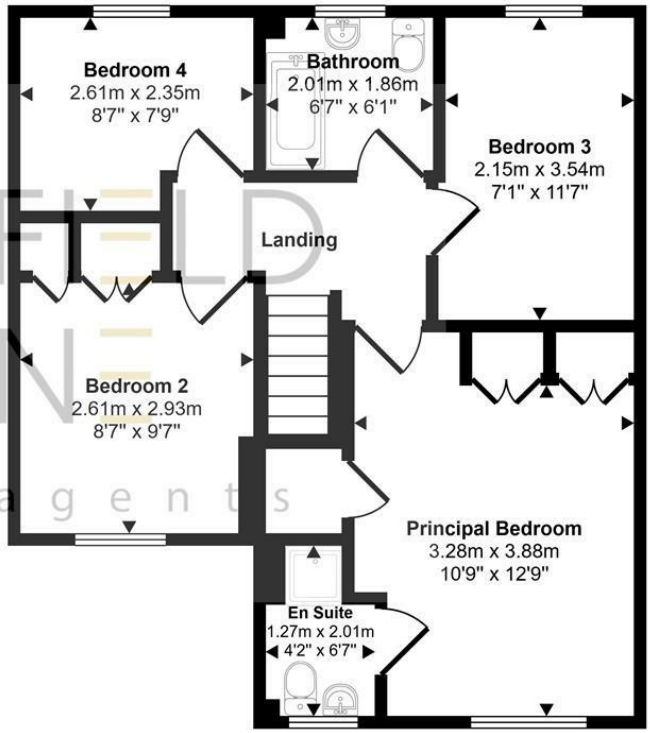
ID Checks for buyers

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.

Approx Gross Internal Area
104 sq m / 1123 sq ft

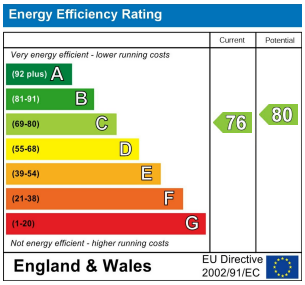


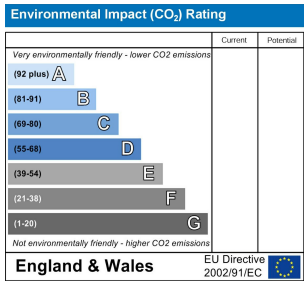
Ground Floor
Approx 52 sq m / 558 sq ft



First Floor
Approx 52 sq m / 558 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.





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