



## 5 Aire Close, Hilton, Derby, DE65 5LW

**£290,000**

Tucked away at the end of a leafy cul de sac in Hilton, this well presented three bedroom detached home offers a bright dual aspect lounge, open plan kitchen diner, utility room, en suite shower room, driveway parking, garage, and a private landscaped rear garden close to village amenities.



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### Summary Description

Located at the end of a cul de sac on the north eastern edge of Hilton, this attractively presented three bedroom detached home enjoys a leafy setting and offers well balanced accommodation extending to approximately 96 square metres (1036 square feet). Offered for sale on a freehold basis with an onward chain, the property combines practical family living with a modern and well maintained interior.

The accommodation begins with a welcoming entrance hall leading to a spacious dual aspect lounge with bay window and French doors opening directly onto the rear garden, allowing for plenty of natural light throughout the day. The open plan kitchen diner is fitted with contemporary pale grey units, marble effect work surfaces, and ample dining space, while the adjoining utility room adds further practicality with additional storage and garden access. Upstairs, the property offers three well proportioned bedrooms, including a principal bedroom with fitted wardrobe and en suite shower room. A family bathroom, downstairs cloakroom/WC, driveway parking, and attached garage further enhance the home's appeal.

Outside, the enclosed rear garden has been attractively landscaped with a paved patio, lawn, and established planting, creating a private and manageable outdoor space ideal for relaxing or entertaining. Hilton remains one of South Derbyshire's most popular villages, offering a wide range of shops, supermarkets, pubs, cafes, and everyday amenities. The property is well placed for access to local schooling for all ages, regular public transport links, and excellent road connections via the A50, A38, and M1, making commuting towards Derby, Burton upon Trent, and East Midlands locations straightforward.

### Entrance Hall

6'10 x 5'3 (2.08m x 1.60m)

A welcoming entrance hall with neutral carpeting, radiator, and a front facing composite entrance door featuring part obscure glazing for added privacy and natural light.

### Lounge

9'11 x 18'8 (3.02m x 5.69m)



A generously proportioned dual aspect lounge enjoying excellent natural light from a front facing bay window, side window, and rear French doors opening directly onto the garden. Finished with fitted carpeting, television and telephone points, and two radiators, creating a comfortable and versatile living space.

### Kitchen/Diner

9'3 x 16'2 (2.82m x 4.93m)



A spacious and practical kitchen diner fitted with a range of pale grey wall and base units complemented by marble effect work surfaces and stylish herringbone effect flooring. Features include dual aspect windows, inset stainless steel sink with mixer tap, integrated electric oven, electric hob with extractor hood, and ample space for family dining. Two radiators complete the room.

### Utility Room

6'8 x 4'6 (2.03m x 1.37m)

A useful addition to the home, the utility room continues the attractive herringbone effect flooring and provides additional worktop space, plumbing for a washing machine, wall mounted Vaillant boiler, radiator, and rear access to the garden via a part obscure glazed composite door.

### Guest Cloakroom/WC

Conveniently positioned and fitted with a low flush WC, pedestal wash hand basin with chrome mixer tap, radiator, and fitted carpeting.

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### Stairs and Landing

The first floor landing features fitted carpeting, a rear facing window providing natural light, attractive wooden spindle balustrade, airing cupboard housing the hot water cylinder, and radiator.

### Bedroom One

10'5 x 9'3 (3.18m x 2.82m)



A well proportioned principal bedroom with fitted carpeting, front facing window, built in wardrobe, and radiator.

### En Suite Shower Room

5'10 x 5'3 (1.78m x 1.60m)

Appointed with a shower enclosure featuring stone effect splashback panelling and plumbed shower, vanity unit with inset wash basin and chrome mixer tap, low flush WC, chrome heated towel rail, shaving point, and obscure glazed window.

### Bedroom Two

10'2 x 8'3 (3.10m x 2.51m)



A bright dual aspect bedroom with fitted carpeting, UPVC double glazed windows, and radiator.

### Bedroom Three

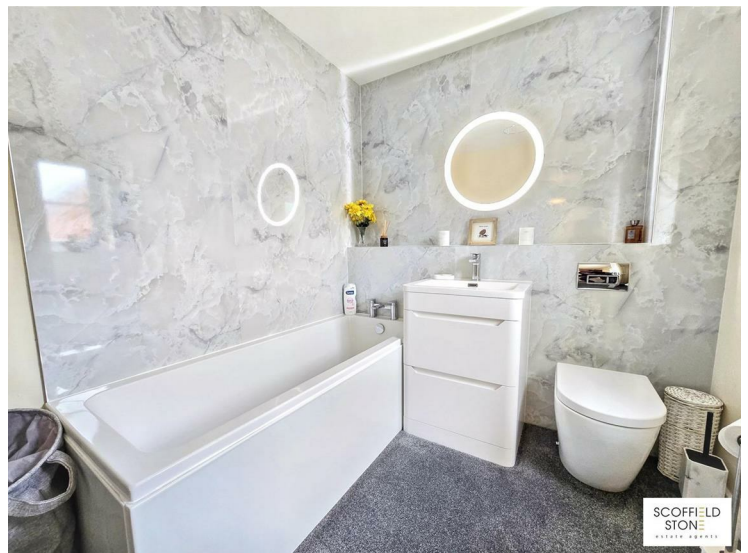
7'0 x 5'6 (2.13m x 1.68m)



A comfortable third bedroom overlooking the rear garden, complete with fitted wardrobes, carpeting, and radiator.

### Bathroom

6'7 x 6'7 (2.01m x 2.01m)



Fitted with marble effect splashback panelling and comprising a panelled bath with chrome mixer tap, vanity unit with inset wash basin, low flush WC, chrome heated towel rail, fitted carpeting, and rear facing window.

### Outside

#### Frontage and Driveway

The property is approached via a tarmac driveway positioned to the left hand side, providing off road parking and access to the garage. A lawned frontage with herbaceous planting creates an attractive first impression.

### Garage

Attached single garage fitted with a metal up and over door,



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composite personnel door with obscure glazing, together with light and power connected.

### Rear Garden



The enclosed rear garden has been thoughtfully landscaped to include a paved patio seating area, shaped lawn, and established planting beds, offering an attractive and private outdoor space. Additional benefits include a useful storage area behind the garage and an external cold water tap.

### Material Information

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: D

EPC rating: Survey Instructed

The building

Detached house, standard brick and block construction

2 bathrooms, 1 reception

Accessibility adaptations: None

Loft: insulated and unboarded, accessed by Trapdoor

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

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating, installed 1st Aug 2010

Heating features: Double glazing

Broadband: FTTT (Fibre to the Premises)

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

Parking: Driveway and On Street

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Non-coal mining area: yes

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.

Follow the link for the full report:

<https://moverly.com/sale/6RFkrx3y2tZ2m1mwYnpS2U/view>

### Buying to Let?

Guide achievable rent price: £1250pcm

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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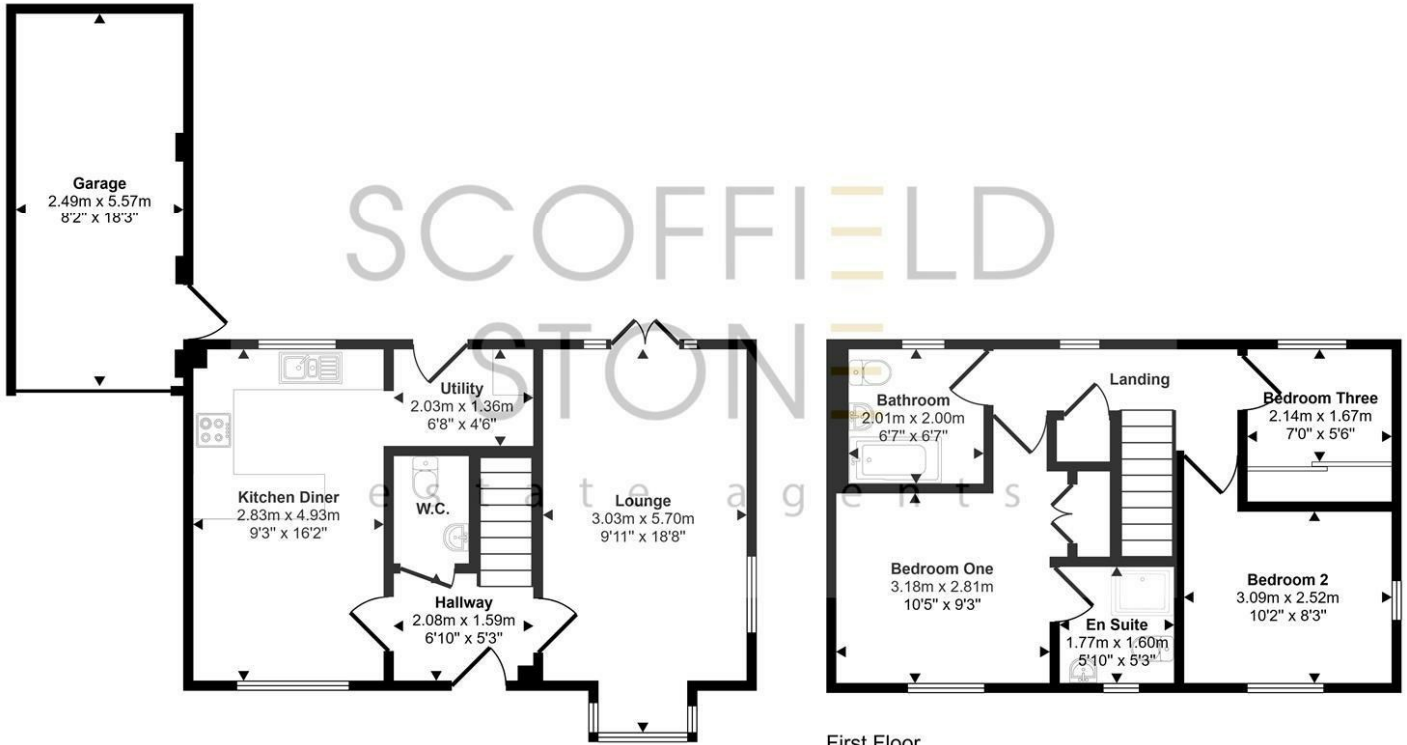
### Disclaimer

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.

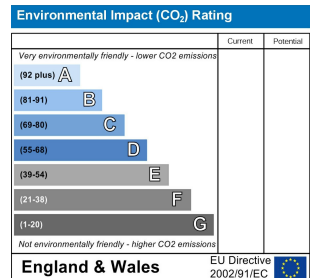
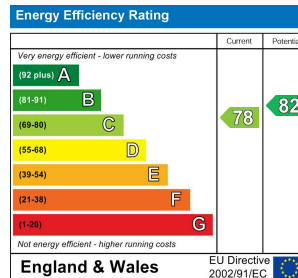
### ID Checks for buyers

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

Approx Gross Internal Area  
96 sq m / 1036 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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