



**3 Astley Gardens, Hilton, Derby, DE65 5NZ**

**Offers Over £274,000**

Stylishly presented three bedroom semi detached home on a peaceful OWL Homes development in Hilton, Derbyshire, a short walk from the village centre and countryside paths. Features include a breakfast kitchen, lounge with French doors, downstairs cloakroom, en suite main bedroom, landscaped garden and tandem driveway.

# 3 Astley Gardens, Hilton, Derby, DE65 5NZ

## Summary Description

This stylish three bedroom semi detached house for sale in Hilton, Derbyshire, sits within a small OWL Homes development to the east of the village, surrounded by farm and woodland scenery with easy access to local walks. One of only two of this design, the home is ideal for younger families or a comfortable downsizer, and enjoys a peaceful setting with the village centre just a short stroll away.

Inside, a welcoming hall with Amtico flooring leads to a bright lounge featuring a contemporary media wall and rear French doors to the garden. The breakfast kitchen is fitted with pale grey units, integrated oven, induction hob with chimney extractor and dishwasher, plus space and plumbing for further appliances. A useful guest cloakroom completes the ground floor. Upstairs, the main bedroom includes an en suite shower room, with two further bedrooms and a modern family bathroom. Finishes include double glazed upvc windows, inset lighting in key rooms, and practical built in storage.

Outside, tandem parking is provided by a block paved driveway. The enclosed rear garden has been attractively landscaped with lawn, decked fore and rear seating areas, a pagoda, raised herbaceous borders, two small sheds and a cold water tap, creating a low maintenance space to relax and entertain.

Hilton offers everyday amenities, primary schooling, healthcare, cafés and pubs, with Etwall and Mickleover close by. Excellent transport links include the A50, A38 and A516 for Derby, Burton upon Trent and beyond, regular bus services, and rail stations at Willington and Tutbury, making the property well placed for commuting and weekend leisure.

## Entrance Hall



Having wood effect Amtico flooring, part obscure glazed composite main entrance door, front aspect upvc double glazed window, useful alcove for cloaks and boots area, under stairs storage with main telephone/internet access point, radiator.

## Lounge

13'8" x 11'3" (4.19 x 3.45)



Having wood effect Amtico flooring, rear aspect upvc double glazed French doors to garden, contemporary media wall with space for tv and electric fire, wood paneling, radiator.

## Kitchen/Diner

8'3" x 17'3" (2.53 x 5.26)



Having wood effect Amtico flooring, front and side aspect upvc double glazed windows, inset lights to ceiling, fitted wall and floor units to pale grey, inset composite sink with drainer, vegetable preparation and mixer tap, integrated electric oven, induction hob with chimney style extractor hood over, integrated dishwasher, under counter space and plumbing for appliances, radiator.

## Guest Cloakroom

Having wood effect Amtico flooring, low flush wc, wall mounted wash hand basin with chrome monobloc tap and tiled splashback, radiator.

## Stairs/Landing

Carpeted, wooden spindle staircase, built in storage cupboard, access to roof space.

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#### Principal Bedroom

15'2" x 9'1" (4.64 x 2.78)



Carpeted, front aspect upvc double glazed window, contemporary timber panelling to walls, tv point, radiator, alcove for wardrobe.

#### En Suite Shower Room

6'11" x 3'10" (2.13 x 1.19)

Having ceramic tile effect Amtico flooring, front aspect obscure upvc double glazed window, inset lights to ceiling, pedestal wash hand basin with chrome monobloc tap, low flush wc, double shower enclosure with plumbed shower, tiled splashbacks, radiator.

#### Bedroom Two

8'3" x 12'7" (2.53 x 3.84)



Carpeted, rear aspect upvc double glazed window, radiator.

#### Bedroom Three

6'4" x 8'8" (1.94 x 2.65)



Carpeted, rear aspect upvc double glazed window, radiator.

#### Bathroom

8'1" x 5'10" (2.48 x 1.78)



Having ceramic tile effect Amtico flooring, side aspect obscure upvc double glazed window, inset lights to ceiling, pedestal wash hand basin with chrome monobloc tap, low flush wc, bathtub with chrome mixer tap and electric shower over, tiled splashbacks, radiator, shaving point.

#### OUTSIDE

##### Frontage and Driveway

Car parking is provided by the tandem block paved driveway to the side. To the front you are greeted by shrubbery planted decorative borders and pathway leading to the main entrance.

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### Rear Garden



Accessed via a gate from the driveway or from the lounge, you will find an enclosed garden which has been attractively landscaped to provide a mixture of lawn, decked fore and rear patio, pagoda, raised herbaceous borders. One small metal shed, one wooden potting shed. Cold water tap.

### Material Information

Verified Material Information

Council Tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard brick and block construction

Energy Performance rating: B

Number and types of room: 3 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: 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: Yes

Loft access: Yes - insulated and unboarded, accessed by: Loft hatch

in the hallway.

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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/DyDWWwbLaJtjv4hYpyQG/view>

### 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. 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.

### 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.

### Location / what3words

///seats.archduke.each

### 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.

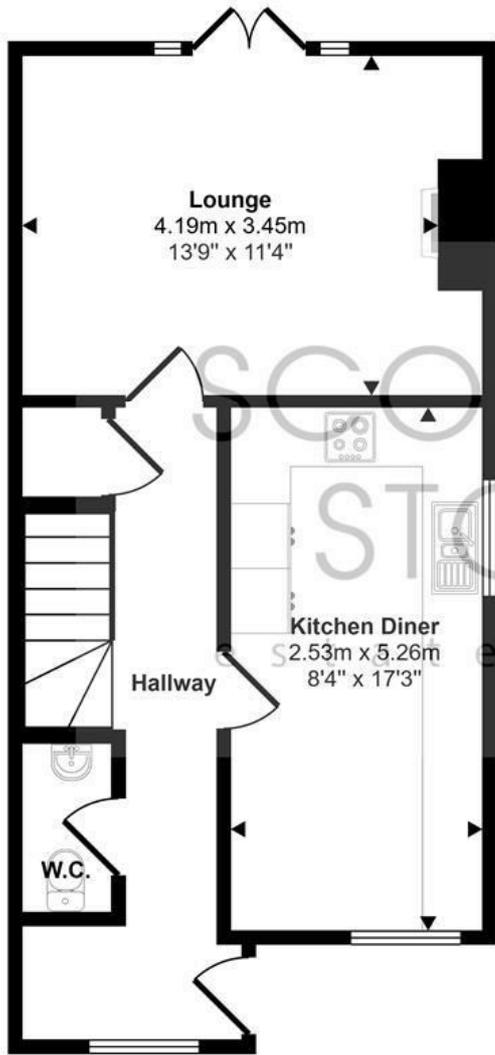


Sales: 01283 777100

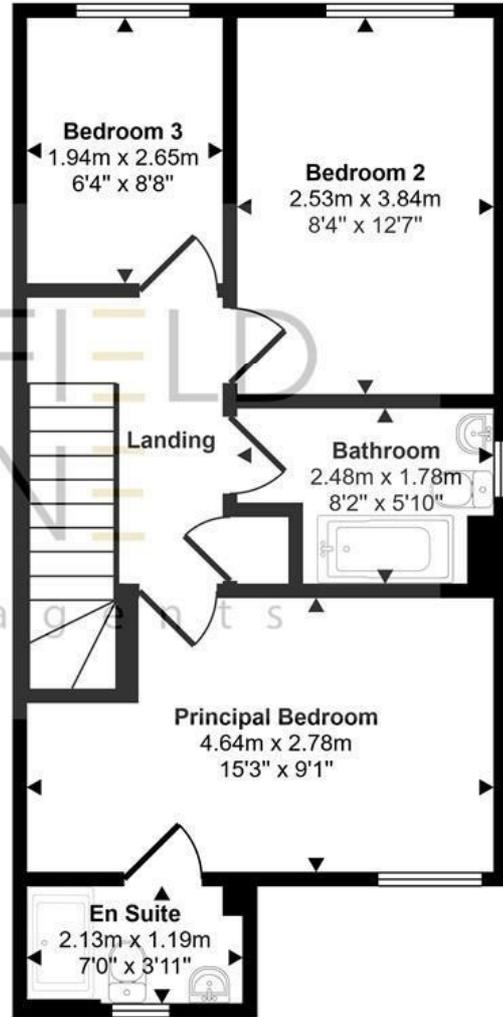
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Approx Gross Internal Area  
87 sq m / 937 sq ft

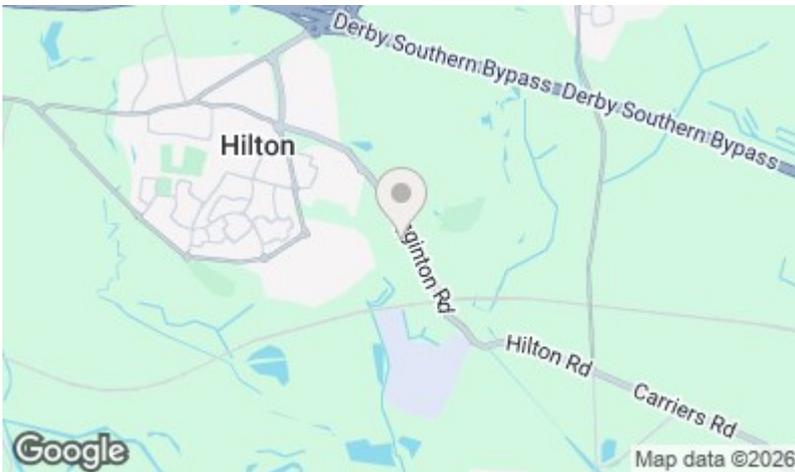


Ground Floor  
Approx 44 sq m / 472 sq ft



First Floor  
Approx 43 sq m / 465 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			95
(81-91) B		84	
(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	



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