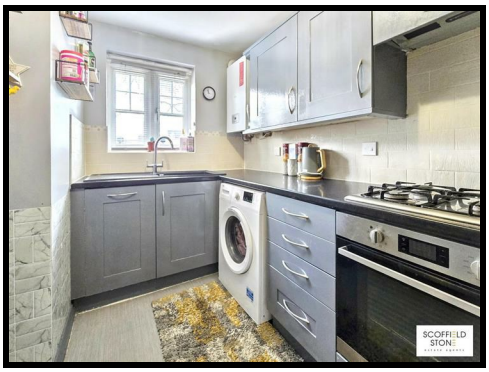
SCOFFIELD STONE
estate agents









84 Avon Way, Hilton, Derby, DE65 5NA

£246,500

A spacious three storey, four double bedroom townhouse in Hilton, overlooking Welland Road play park. Enjoy a lounge diner plus conservatory, fitted kitchen, downstairs WC, family bathroom and en suite to the principal bedroom. Outside is an enclosed, low maintenance garden and two allocated parking spaces.

Sales: 01283 777100
Lettings: 01332 511000
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Summary Description

Set within a row of modern town houses in Hilton, Derbyshire, this three storey, four bedroom mid terraced family home offers 121 square metres (1301 sq ft) of well planned accommodation and a pleasant outlook across Welland Road play park. Positioned on a pedestrian access only walkway, the property is ideal for a growing family wanting space, convenience and low maintenance living, with two allocated parking spaces to the rear accessed via Clyde Street.

Inside, the entrance hall includes useful built in storage and under stairs space, leading through to a lounge diner with wood effect flooring and a TV point. A bright conservatory extends the living area and opens via French doors onto the enclosed rear garden, creating an easy flow for everyday life and entertaining. The fitted kitchen features a good range of wall and base units, a composite sink, integrated oven, gas hob with extractor, plus space and plumbing for appliances. A handy downstairs cloakroom WC completes the ground floor.

Across the upper floors are four double bedrooms, including a principal suite with its own en suite shower room. A family bathroom serves the first floor bedrooms, and further storage is provided on the landings along with access to the roof space. Outside, the rear garden is designed for ease, with a paved patio, artificial lawn, shed and an external power point.

Hilton is a popular South Derbyshire village with local shops, cafes, a supermarket and well regarded schooling nearby. The location is well placed for commuters travelling to Derby and Burton upon Trent, with straightforward access to the A50, A38 and M1, plus public transport links connecting to surrounding towns and employment centres.

Entrance Hall

Having wood effect laminate flooring, inset lights to ceiling, front aspect part obscure glazed galvanised main entrance door, built in storage cupboard, under stairs storage, radiator.

Lounge/Diner

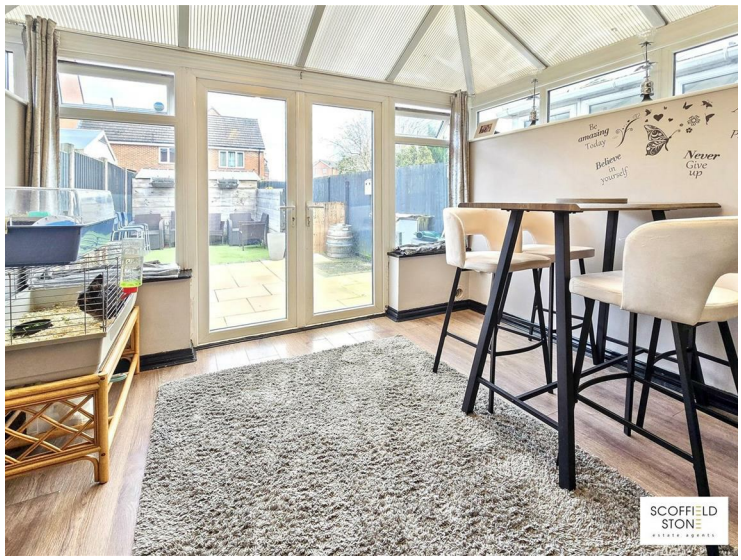
12'7 x 14'6 (3.84m x 4.42m)



Having wood effect laminate flooring, tv point, radiator.

Conservatory

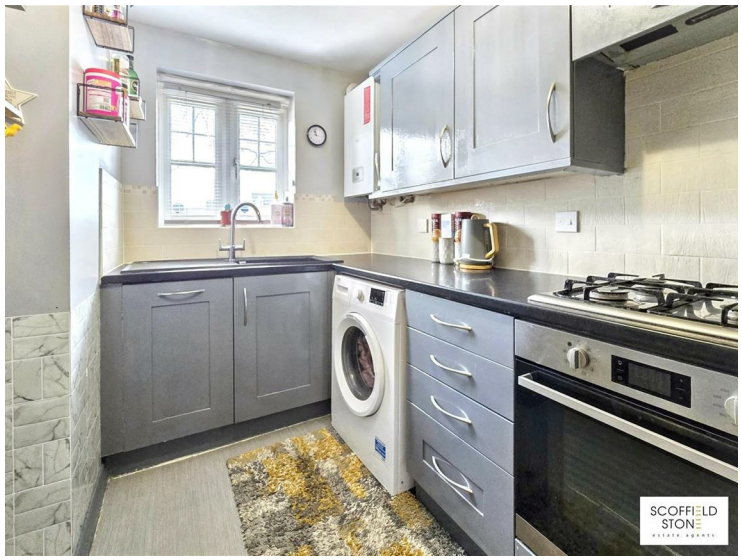
10'5 x 9'10 (3.18m x 3.00m)



Having wood effect laminate flooring, rear aspect upvc double glazed French doors to garden, translucent roof, radiator, lighting.

Kitchen

6'4 x 12'3 (1.93m x 3.73m)



Having tiled laminate flooring, front aspect upvc double glazed window, fitted wall and floor units with stone effect roll edge worktop and tiled splashbacks, inset composite sink with drainer and chrome mixer tap, integrated electric oven with gas hob over and extractor hood, under counter space and plumbing for appliances, radiator.

Guest Cloakroom/WC

6'1 x 3'3 (1.85m x 0.99m)

Having ceramic tile effect cushion flooring, tiled splashbacks, low flush wc, wash hand basin with chrome monobloc tap, chrome heated towel rail, shaving point.

Stairs/Landing One

Carpeted, front aspect upvc double glazed window, radiator.

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84 Avon Way, Hilton, Derby, DE65 5NA

Bedroom Two
12'6 x 11'8 (3.81m x 3.56m)
Having wood effect laminate flooring, rear aspect upvc double glazed window, radiator.

Bedroom Four
6'2 x 11'9 (1.88m x 3.58m)



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

Family Bathroom
6'1 x 6'5 (1.85m x 1.96m)



Tiled splashbacks, bathtub with chrome hot and cold taps, wall mounted wash hand basin with chrome monobloc tap, low flush wc, chrome heated towel rail.

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

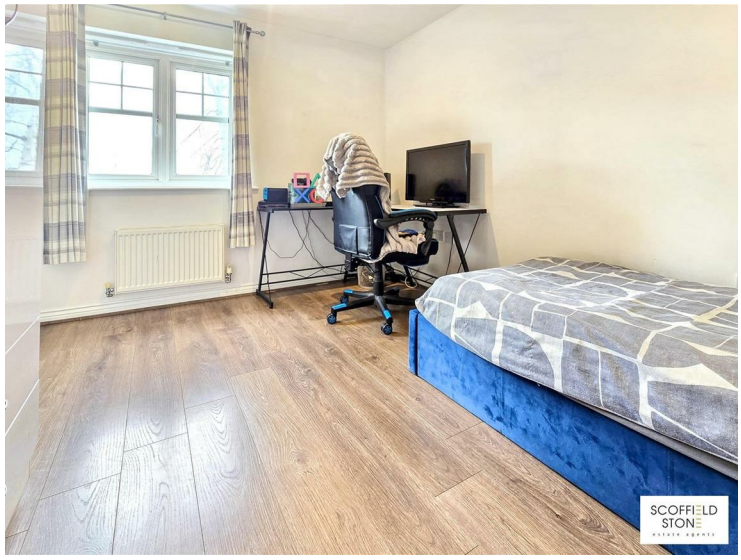
Principal Bedroom
12'11 x 15'0 (3.94m x 4.57m)



Having wood effect laminate flooring, rear aspect upvc double glazed window, radiator.

En Suite Shower Room
4'6 x 6'7 (1.37m x 2.01m)
Having ceramic tile effect cushion flooring, tiled splashbacks, double shower enclosure with plumbed shower, pedestal wash hand basin with chrome monobloc tap, low flush wc, radiator.

Bedroom Three
9'3 x 12'0 (2.82m x 3.66m)



Having wood effect laminate flooring, front aspect upvc double glazed window, radiator, over stairs storage.

OUTSIDE

Frontage
The main entrance is accessed via a communal pathway and you will be greeted at the front by a small decorative border. The property overlooks Welland Road play park to the front.

84 Avon Way, Hilton, Derby, DE65 5NA

Rear Garden



To the rear you will find an enclosed patio garden with paved patio, artificial lawn, shed, electric power point.

Car Parking



Car parking is provided by two allocated spaces at the rear, accessed via Clyde Street.

Material Information

Verified Material Information
Council Tax band: D
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, 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 on 26 Aug 2022.
Heating features: Underfloor heating
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Good
Parking: Private, Off Street, and Allocated
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: Yes: Path in front of house
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: Access is on the top floor landing area and there's built in loft ladders and lighting
All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.
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.
View Material Information Certificate

Buying to Let?

Guide achievable rent price: £1125pcm

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.

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

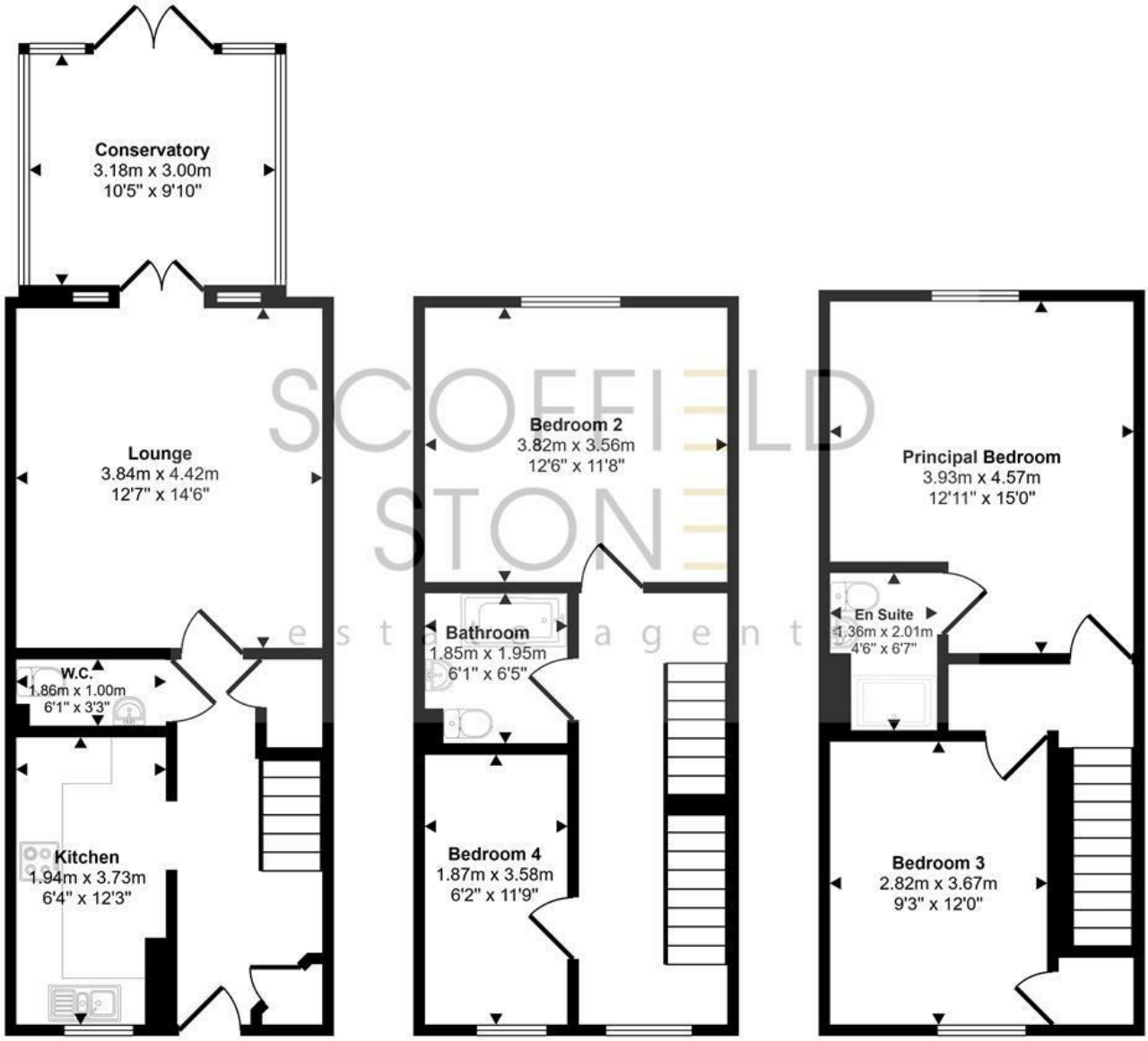
what3words ///rolled.aliens.holdings

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
121 sq m / 1301 sq ft



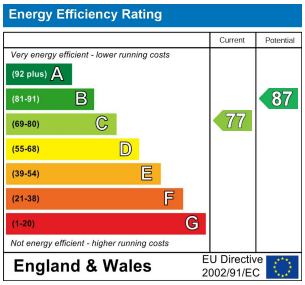
Ground Floor
Approx 48 sq m / 512 sq ft

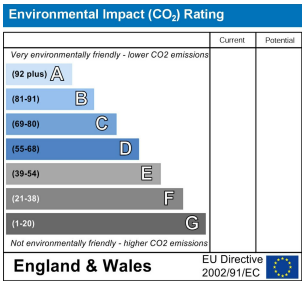
First Floor
Approx 36 sq m / 391 sq ft

Second Floor
Approx 37 sq m / 398 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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