



1 Eden Close, Hilton, Derby, DE65 5NL

£200,000

Scofield Stone are pleased to offer For Sale this well presented, three storey THREE BEDROOM end terraced property on a cul de sac road in this popular village, benefitting from UPVC double glazing, gas central heating, integral garage with driveway parking, open plan kitchen/diner with patio doors to enclosed garden, guest cloak room and en suite shower room to main bedroom. Accommodation in brief comprises entrance hall, guest cloakroom, kitchen/diner. First floor with lounge, double bedroom with en suite and family bathroom. Second floor with two further double bedrooms. The property is within walking distance of the village centre, with its good range of local shops and services. Close to main routes and bus service and falls within the John Port catchment area.



Mickleover: 01332 511000

Hilton: 01283 777100

www.scofieldstone.co.uk

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Entrance Hall

Having wood effect laminate flooring and neutral decor with panelled and galvanised main entrance door, radiator and telephone point.

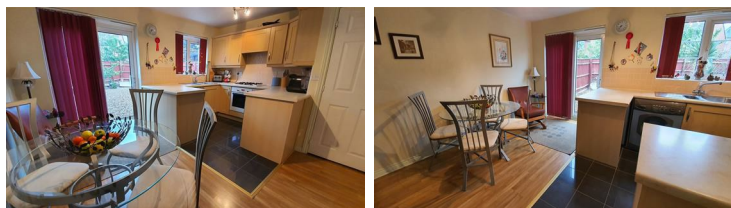
Guest Cloakroom



Carpeted and neutrally decorated with front aspect obscure upvc double glazed window, wc, pedestal wash hand basin with chrome hot and cold taps and radiator.

Kitchen/Diner

14'1" max x 11'10" max (4.31 max x 3.61 max)



Having wood effect laminate flooring to dining area with ceramic tiled flooring to kitchen area. Neutral decor with rear aspect sliding patio and upvc window to rear garden, under stairs cupboard with shelving and power, radiator, a range of fitted wall and floor units to Beech effect shaker style with stone effect roll edge worktop, under counter space and plumbing for appliances, tiled splashbacks, integrated electric fan oven with gas hob over, extractor hood, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap.

Stairs/Landing 1

Carpeted and neutrally decorated with wooden spindle staircase and radiator.

Lounge

14'1" max x 11'8" max (4.3 max x 3.57 max)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, two radiators and TV point.

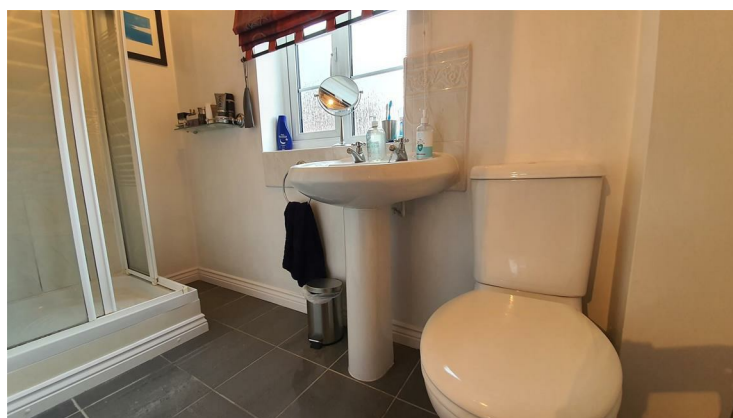
Bedroom One

12'3" x 8'7" (3.75 x 2.62)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, radiator, tv point and fitted wardrobes.

En Suite



Having ceramic tiled flooring and neutral decor with front aspect obscure upvc double glazed window, radiator, wc, pedestal wash hand basin with chrome hot and cold taps, single shower enclosure with plumbed shower and tiled splashbacks.

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Bathroom



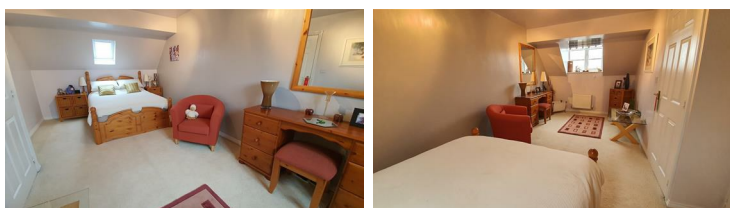
Carpeted and neutrally decorated with front aspect obscure upvc double glazed window, radiator, three piece white suite comprising wc, pedestal wash hand basin with chrome mixer tap and bath tub with chrome hot and cold taps, all with tiled splashbacks.

Stairs/Landing 2

Carpeted and neutrally decorated with front aspect upvc double glazed window, radiator, wooden spindle staircase and access to roof space.

Bedroom Two

18'4" max x 12'2" max (5.61 max x 3.72 max)



Carpeted and neutrally decorated king size bedroom with front and rear aspect upvc double glazed windows, built in storage cupboard and radiator.

Bedroom Three

18'4" max x 10'5" max (5.61 max x 3.2 max)



Carpeted and neutrally decorated with front and rear aspect upvc double glazed windows, walk in storage cupboard and radiator.

Garage

A single attached garage with light, power and metal up and over door.

Outside Front

There is a tarmac driveway and border with established planting.

Outside Rear



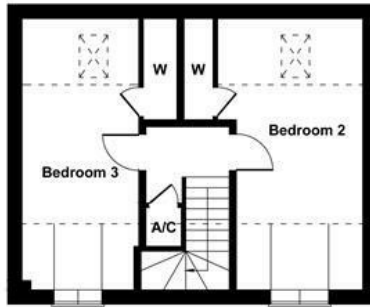
There is an enclosed low maintenance garden, laid mainly to gravel with decked patio.

Disclaimer

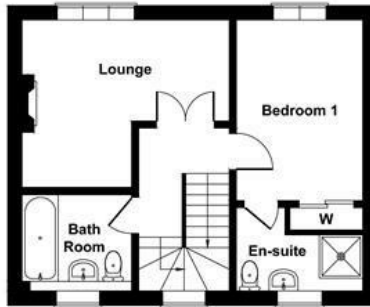
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

1 Eden Close

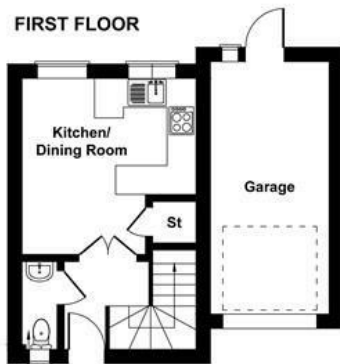
Approximate Gross Internal Area
1227 sq ft - 114 sq m



SECOND FLOOR



FIRST FLOOR



Cloak Room
GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2020
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Mickleover Office

11 The Square,
Mickleover,
Derby DE3 0DD

Reg. Office address as above

Hilton Office

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

t: Mickleover Office 01332 511000

t: Hilton Office 01283 777100

e: info@scofieldstone.co.uk

w: www.scofieldstone.co.uk

Co Reg No. 8975758 VAT No. GB186513980