



10 Shaef Close, Hilton, Derby, Derbyshire, DE65 5JL

£220,000

Scofield Stone are delighted to offer for sale this CORNER PLOT THREE BED DETACHED potential for further development

Situated within a desirable cul de sac location, this fully refurbished home having the benefit of double glazing and central heating. The internal accommodation comprises hallway, cloakroom, lounge, fitted dining kitchen and conservatory. To the first floor are three bedrooms, bathroom and en-suite. Outside the home has a spacious front garden, driveway, garage with gated side access to the hard landscaped rear garden with a high level of privacy. VIEWING ESSENTIAL to fully appreciate the accommodation being offered.



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Entrance Hallway

Composite door to the front aspect, radiator with feature surround, stairs to the first floor and doors off to;

Guest Cloakroom

Comprising of low-level WC, pedestal wash hand basin, radiator, laminate flooring and uPVC obscured double glazed window to the front aspect.

Lounge

11'3" max x 14'7" max (3.44 max x 4.47 max)



Neutrally decorated with carpet flooring, gas fire set in a marble effect hearth and wooden surround, uPVC double glazed window to the front aspect, radiator and door leading to;

Kitchen/Diner

9'8" max x 14'11" (2.95 max x 4.55)



Tastefully decorated with Karndean flooring, wall and base units with stainless steel sink and drainer sink and chrome mixer tap, electric Neff oven, gas hob, plumbing for washing machine, space for fridge freezer, radiator, door to pantry and uPVC patio doors leading to;

Conservatory

13'10" max x 9'8" max (4.23 max x 2.96 max)



With draw brick wall, laminate flooring, uPVC double glazed windows to the front and side, uPVC part glazed door to the side aspect and electric air conditioning unit providing heat and cool air.

Landing

Neutrally decorated with carpeted flooring, uPVC double glazed window to the side aspect, storage cupboard, loft hatch with ladder, partially boarded providing access to the gas combi boiler and doors off to;

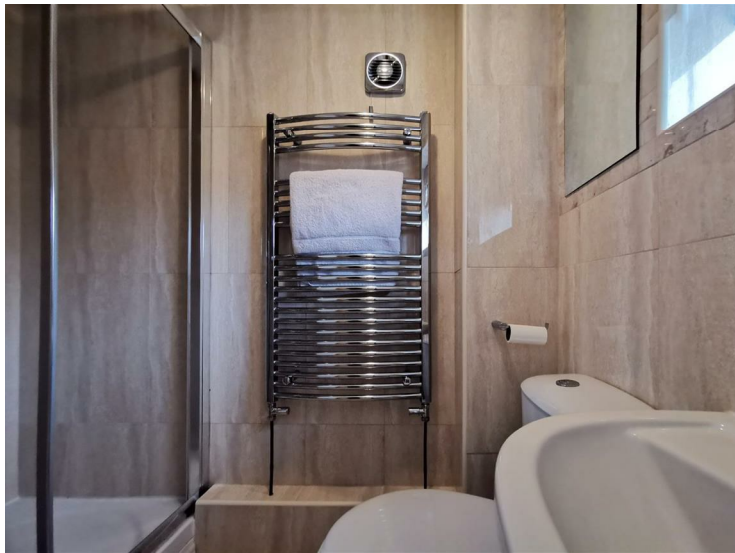
Bedroom One

9'9" x 9'0" (2.99 x 2.75)



With built in wardrobes, uPVC double glazed window to the front aspect, radiator and door to;

En-Suite



Tastefully updated with white three-piece suite comprising of low-level WC, pedestal wash hand basin and shower cubicle with thermostatic shower. Fully tiled, chrome heated towel rail, extractor fan and uPVC obscured double glazed window to the front aspect.

Bedroom Three

9'6" x 6'3" (2.9 x 1.91)



With uPVC double glazed window to the rear aspect and radiator

Bedroom Two

8'6" x 8'4" plus doorway (2.61 x 2.55 plus doorway)



With uPVC double glazed window to the rear aspect and radiator.

Bathroom



Fully tiled with white three-piece suite comprising of low-level WC, pedestal wash hand basin and panelled bath with chrome mixer tap and a thermostatic shower over with screen. Chrome heated towel rail, extractor fan and uPVC double glazed window to the side aspect.

Garden



Beautifully landscaped low maintenance garden with high degree of privacy. With wooden gated side access to the front, decking area, decorated stone and raised bedding areas with established plantings.

Garage

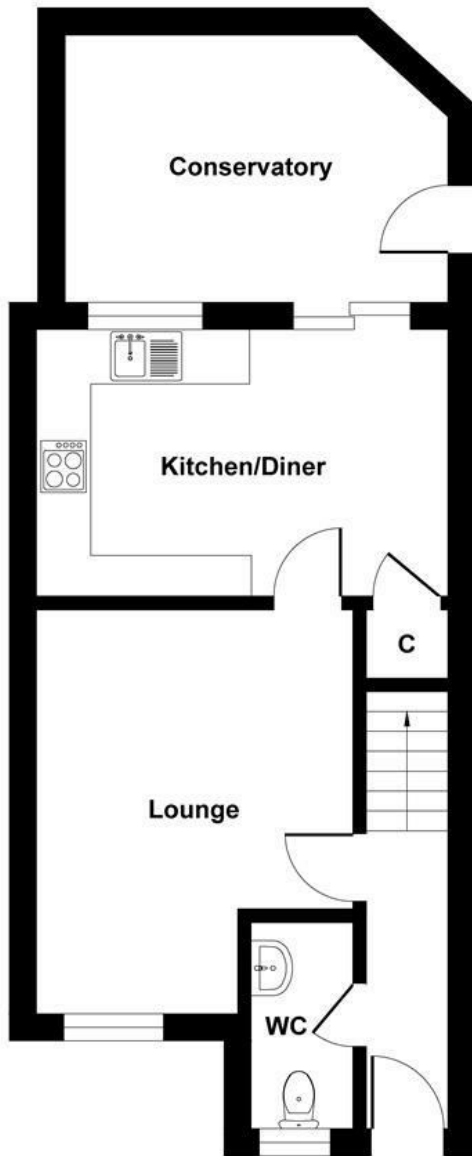
With up and over door, power, lighting and wooden side door.

Disclaimer

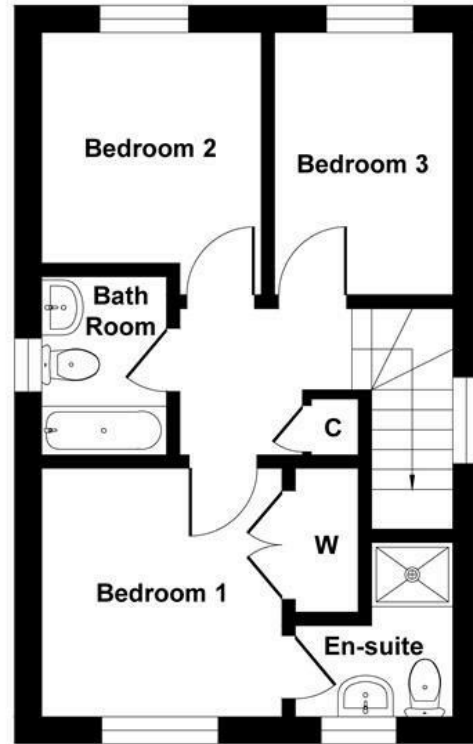
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Approximate Gross Internal Area
926 sq ft - 86 sq m



Ground Floor



First Floor



Not to Scale. Produced by The Plan Portal 2020
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(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	



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