



28 Ryton Way, Hilton, Derby, Derbyshire, DE65 5GY

£310,000

CHAIN FREE - Scoffield Stone are delighted to bring to the market this stylishly presented four-bedroom detached family home with key features being its large conservatory, recently refitted contemporary bathrooms and four double bedrooms. Accommodation in brief comprises entrance to reception hallway with guest cloakroom, bay fronted sitting room, dining room with French doors leading to the extensive conservatory, breakfast kitchen and utility room to the ground floor. Upstairs there are four double bedrooms and bathroom. The main bedroom has an en suite shower room. There is a driveway to the front with adequate parking for two or three vehicles, along with an integral single garage. To the rear of the property you will find a generous, enclosed garden, laid mainly to lawn. The property falls within the John Port Academy catchment and must be viewed to appreciate the quality and wealth of appointments on offer.



Mickleover: 01332 511000

Hilton: 01283 777100

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Entrance hallway

Having wood effect laminate flooring and neutral decor with composite part glazed main entrance door, under stairs cupboard and radiator.

Sitting Room

13'11" x 11'7" (4.25 x 3.54)



Having wood effect laminate flooring and neutral decor with front aspect upvc double glazed window to bay and two side aspect upvc double glazed windows, tv point, telephone point and radiator.

Guest Cloakroom

Having wood effect laminate flooring and neutral decor with front aspect obscure upvc double glazed window, toilet, pedestal wash hand basin with chrome hot and cold taps with splashback and radiator.

Dining Room

9'7" x 8'11" (2.93 x 2.73)



Having wood effect laminate flooring and neutral decor with upvc double glazed French doors with side windows leading into conservatory and radiator.

Kitchen

12'0" x 9'6" (3.66 x 2.91)



Having ceramic tiled flooring and neutral decor with rear aspect upvc double glazed window, a range of fitted wall and floor units to Beech effect with stone effect roll edge worktop and tiled splashbacks, integrated electric oven with gas hob over and extractor hood, integrated dishwasher, integrated fridge/freezer, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap, breakfast bar and radiator.

Utility Room

Having ceramic tiled flooring and neutral decor with side aspect part obscure glazed galvanised door to rear garden, a range of fitted wall and floor units with roll edge worktop and tiled splashbacks, under counter space and plumbing for appliances, inset stainless steel sink with drainer and chrome hot and cold taps and wall mounted gas boiler.

Conservatory

21'3" x 11'10" (max. measurements) (6.49 x 3.62 (max. measurements))



An extensive room having wood effect ceramic tiled flooring, exposed brick lower walls and mahogany colour double glazed framework, two radiators, tv point and upvc double glazed French doors to garden.

Stairs/Landing

Carpeted, with wooden spindle staircase, front aspect upvc double glazed window, radiator, airing cupboard with hot water cylinder and access to roof space.

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Bedroom One

12'0" (to wardrobe) x 11'11" max (3.66 (to wardrobe) x 3.64 max)



Carpeted and stylishly decorated with front and side aspect upvc double glazed windows, fitted wardrobes and radiator.

Bedroom Three

12'5" x 6'10" (3.81 x 2.1)



Carpeted and neutrally decorated with front aspect upvc double glazed window and radiator.

En Suite



Recently refitted and having stylish ceramic tiled flooring and contemporary Metro wall tiles, obscure upvc double glazed window to side aspect, decorative radiator, double shower enclosure with plumbed shower, toilet, wash hand basin to vanity cupboard with chrome mixer tap and inset lights to ceiling.

Bedroom Four

9'10" x 9'8" (3.01 x 2.96)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, fitted wardrobe and radiator.

Bedroom Two

11'0" (to wardrobe) x 9'5" (3.36 (to wardrobe) x 2.88)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, fitted wardrobe and radiator.

Bathroom



Recently refitted and having stylish ceramic tiled flooring and contemporary Metro wall tiles, obscure upvc double glazed window to rear aspect, decorative radiator, bathtub having chrome mixer tap and plumbed shower over, toilet, wash hand



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basin to vanity cupboard with chrome mixer tap and inset lights to ceiling.

Integral Single Garage

Having metal up and over door, light and power.

Outside



To the front is a tarmacadam double driveway leading to the garage. Block paved entrance below storm porch canopy and lawn to bay of sitting room.

There is gated side access to the rear where you will find a generous garden which has been laid mainly to lawn, but also has paved patio, planted borders, water tap and shed.

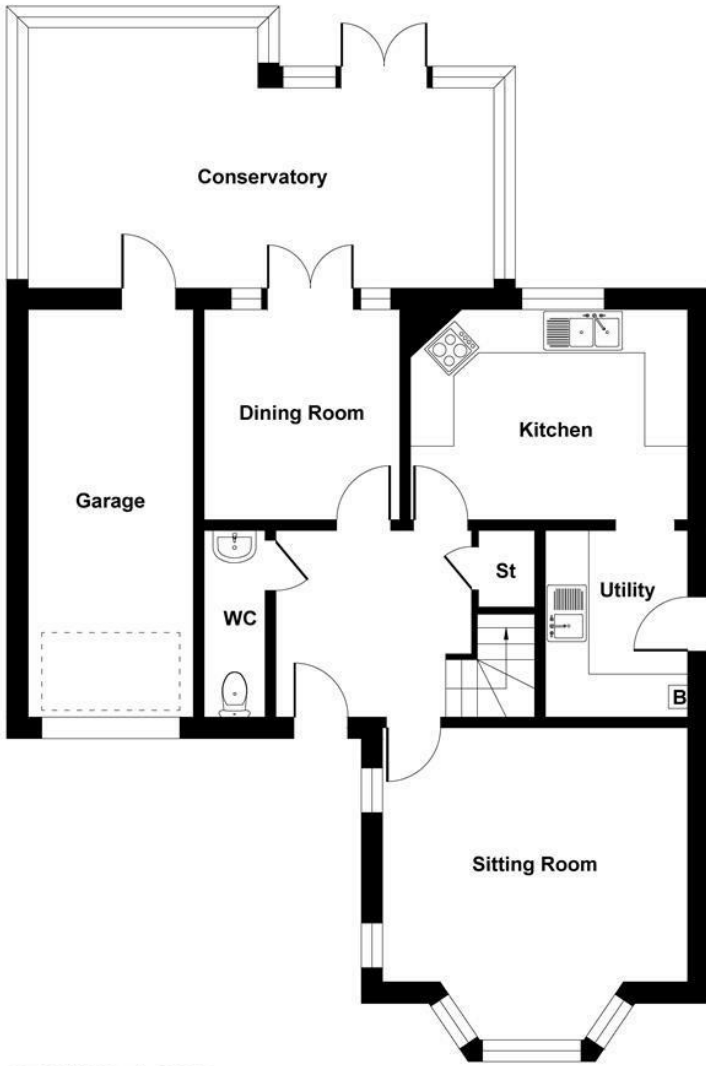
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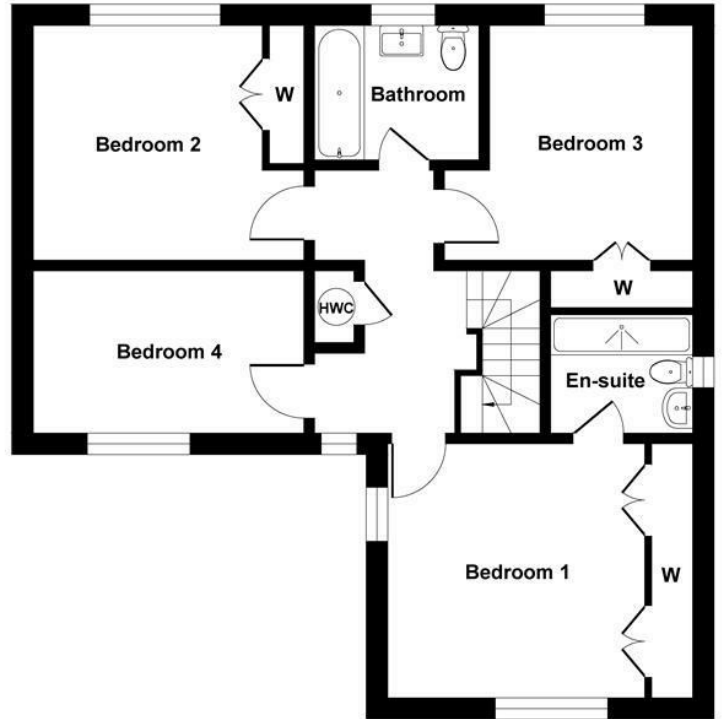


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GROUND FLOOR



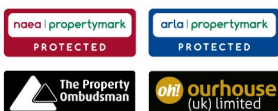
FIRST FLOOR

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			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	



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