

78 Eden Close, Hilton, Derby, DE65 5NL

£175,000

Scofield Stone are delighted to offer for sale this well presented three bedroom semi detached property, situated in the popular residential address of Hilton. Ideally located, being close to local amenities and is in the renowned John Port Academy School catchment area. Accommodation briefly comprises fitted kitchen, lounge/diner, downstairs WC, 3 bedrooms and family bathroom. Outside there is a garage and private enclosed garden to the rear. Viewing is highly recommended.



Mickleover: 01332 511000

Hilton: 01283 777100

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Entrance Hallway

With composite part double glazed door to the front aspect, laminate flooring, radiator, stairs to the first floor and doors off to;

Guest Cloakroom

Fitted with a two-piece white suite comprising of low-level WC pedestal wash hand basin, radiator, tiled flooring and splashback areas and uPVC double glazed window to the front aspect.

Kitchen

9'10" x 6'10" (3 x 2.1)

Fitted with a range of wall and base units, laminate roll top work surface, stainless steel sink and drainer with chrome mixer tap, electric oven, gas hob and extractor hood over. Tiled flooring, plumbing for washing machine, space for fridge freezer and uPVC double glazed window to the front aspect.

Living/Dining Room

13'10" x 15'7" (4.23 x 4.77)

With laminate flooring, two radiators, TV point and uPVC double glazed windows and french doors to the rear garden.

Landing

With loft access and doors off to;

Bedroom One

12'2" max into doorway x 13'10" max into alcove (3.72 max into doorway x 4.23 max into alcove)

With carpet flooring, built in wardrobes, and storage cupboard over the stairs, radiator and two uPVC double glazed windows to the front aspect.

Bedroom Two

9'3" max x 6'9" max (2.84 max x 2.06 max)

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

Bedroom Three

8'2" x 6'10" plus doorway (2.50 x 2.10 plus doorway)

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

Bathroom

Fully tiled fitted with a three-piece white suite comprising of; Low-level WC, pedestal wash hand basin and panelled bath with chrome shower over and shower screen. Chrome heated towel rail, down lights and uPVC double glazed window to the side aspect.

Outside Rear

Mainly laid to lawn with paved patio area, timber and brick wall boundaries.

Garage

Located by the side of the house in a block with an up and over door, electric sockets, lighting and boarded for storage in the roof space. There is parking in front of the garage.

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.

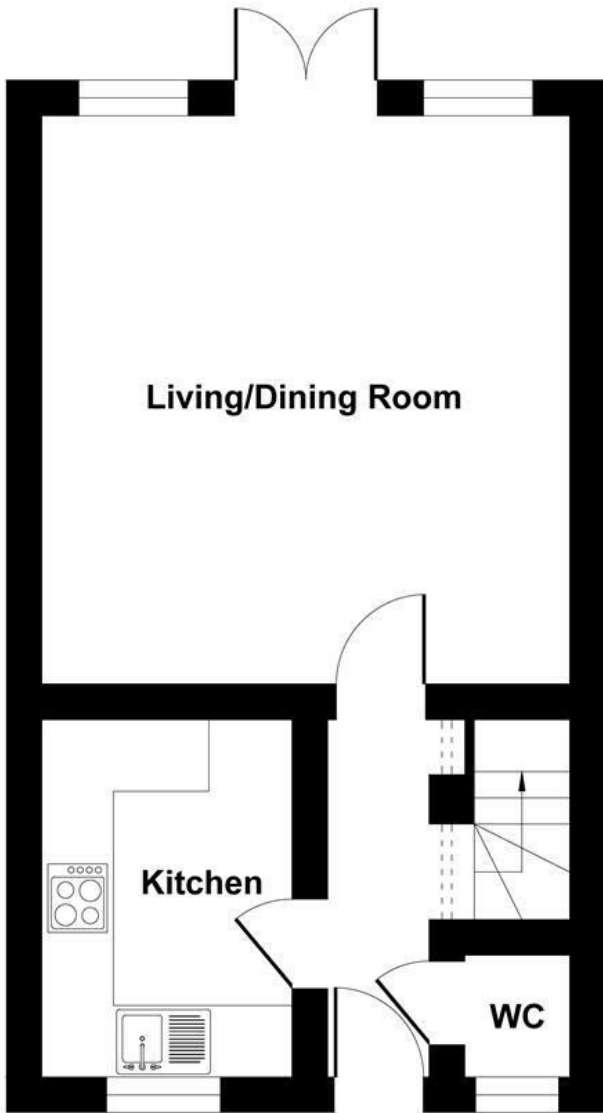


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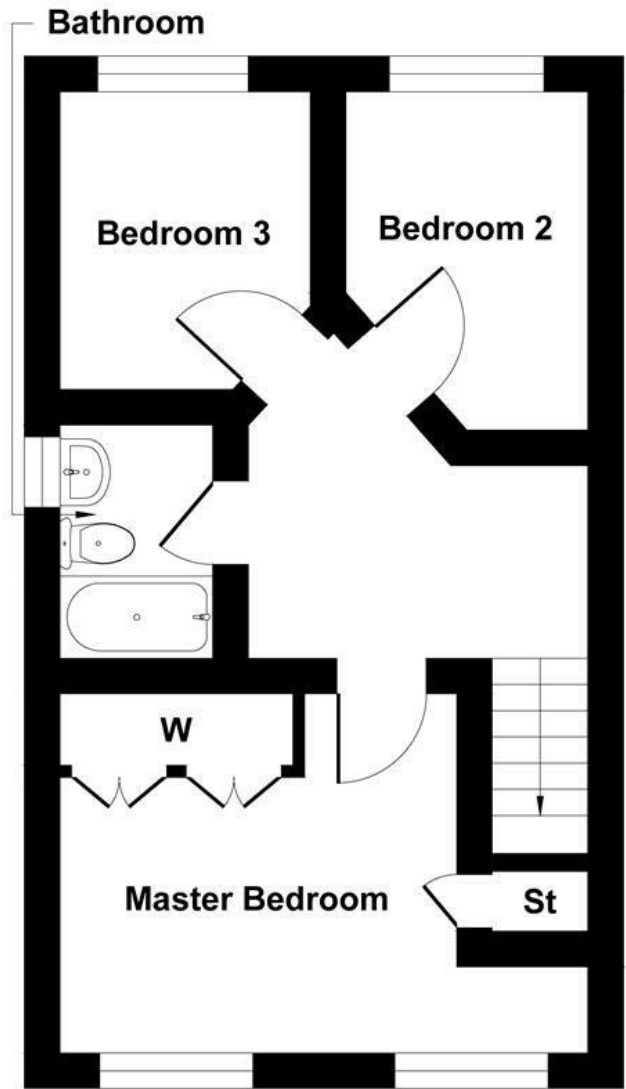
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GROUND FLOOR



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			88
(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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