



53 Kyle Road, Hilton, Derby, Derbyshire, DE65 5JY

£375,000

Scofield Stone are pleased to offer 'FOR SALE' this impressive FOUR DOUBLE BEDROOM DETACHED HOME in the village of Hilton, Ideal for a growing family or Investor. THE PROPERTY IS IMMACULATELY PRESENTED and has one of the double garages CONVERTED INTO AN OFFICE. The property briefly comprises of; Entrance Hallway, Lounge, Breakfast Kitchen, Orangery, Utility and downstairs WC. There are four doubles bedrooms and family bathroom, with the main bedroom benefitting from an en-suite. There is a landscaped front and PRIVATE REAR SOUTH FACING GARDEN, driveway and garage to the rear. VIEWING ESSENTIAL.



Mickleover: 01332 511000

Hilton: 01283 777100

www.scofieldstone.co.uk

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Entrance Hall

Enter via a double-glazed composite door with stairs leading to first floor landing, oak laminate flooring and doors leading to;

Guest Cloakroom

Fitted with a two-piece white suite comprising of low-level WC and pedestal wash hand basin, tiling to splash back areas and radiator.

Breakfast kitchen

9'5" x 16'5" (2.89 x 5.01)



Fitted with a matching range of base and eye level units with black granite worktops over incorporating a 1 & 1/2 bowl stainless steel sink with granite drainer over, integrated electric double oven with ceramic hob and extractor hood over, integrated under counter fridge and under counter freezer. Integrated dishwasher, wall mounted cupboard housing the combination boiler and fitted with Hive heating, radiator, laminate flooring, uPVC double glazed windows to front and rear aspect and an archway to;

Utility Area

6'10" x 4'9" (2.09 x 1.46)

Fitted with a glazed wall unit and granite worktop over, plumbing for washing machine, space for further under counter appliances, radiator and opening to;

Orangery

8'10" x 16'11" (2.71 x 5.16)



Beautiful addition to the property with laminate flooring, uPVC double glazed windows to the rear and side aspect, uPVC french doors to the rear garden, uPVC lantern roof, radiator and opening to;

Lounge

16'4" x 10'2" (5.00 x 3.12)



Having laminate flooring, two radiators, electric fire within a composite surround and uPVC double glazed window to front.

First Floor Landing

With Radiator, stairs leading to second floor landing, uPVC double glazed window to rear aspect, doors leading off to;

Bedroom One

16'6" x 10'4" max (5.03m x 3.15m max)



Having a range of built-in wardrobes with hanging space and shelving, TV point, radiator, uPVC double glazed windows to the front and rear aspects and a door off to;

En-Suite



Fitted with a white three-piece suite comprising of; shower cubicle with fitted shower over, pedestal wash hand basin and a low level WC with ceramic tiled flooring and splash back to shower and mirrored splash back to the wash hand basin, extractor fan, radiator and a uPVC double glazed obscure window to the front aspect.

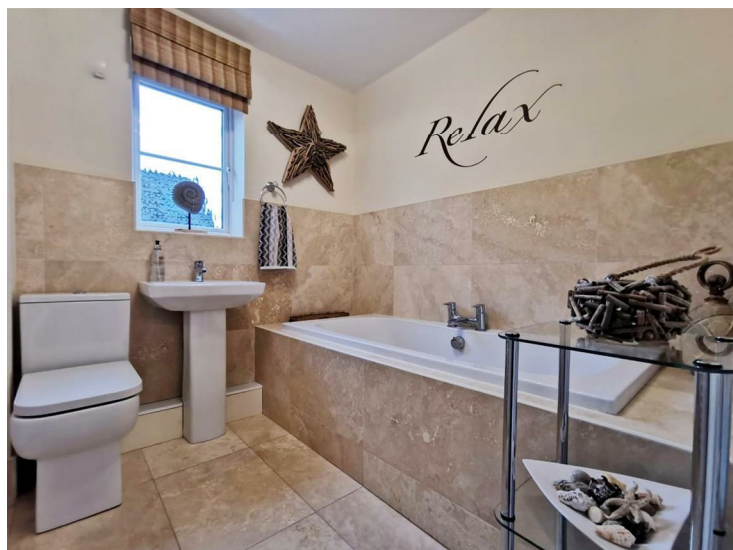
Bedroom Four

10'6" max x 9'4" (3.22m max x 2.86m)



Neutrally decorated with under stairs storage cupboard, uPVC double glazed window to front aspect and a radiator.

Family Bathroom



Fitted with a white three-piece suite comprising of fitted bath, pedestal wash hand basin and a low level WC with ceramic tiled splash backs, chrome heated towel rail, shaver point, extractor fan and a uPVC double glazed obscure window to side aspect.

Second Floor Landing

With doors leading;

Bedroom Two

16'6" max x 13'8" max height restricted. (5.04m max x 4.19m max height restricted.)



uPVC double glazed windows to front and side aspects, radiator, door to eaves storage and a Velux sky light to the rear.

Bedroom Three

10'5" max x 16'6" height restricted. (3.20m max x 5.04 height restricted.)



Neutrally decorated with uPVC double glazed windows to the front and side aspects, radiator, door to eave storage and a Velux sky light to the rear.

Outside



To the front of the property there is a low maintenance private garden incorporating a range of shrubs with a path leading to the front door and a driveway leading to the side through secure double gates to a double detached garage located at the rear. To the rear of the property there is a generous private south facing rear garden with lawned area all enclosed by timber panel fencing.

Double Detached Garage

Currently converted into separate office space and single garage. This can be easily returned to its original condition.

Office space



With uPVC double glazed window to the front aspect, uPVC double glazed door to the side aspect and wall mounted electric heated.

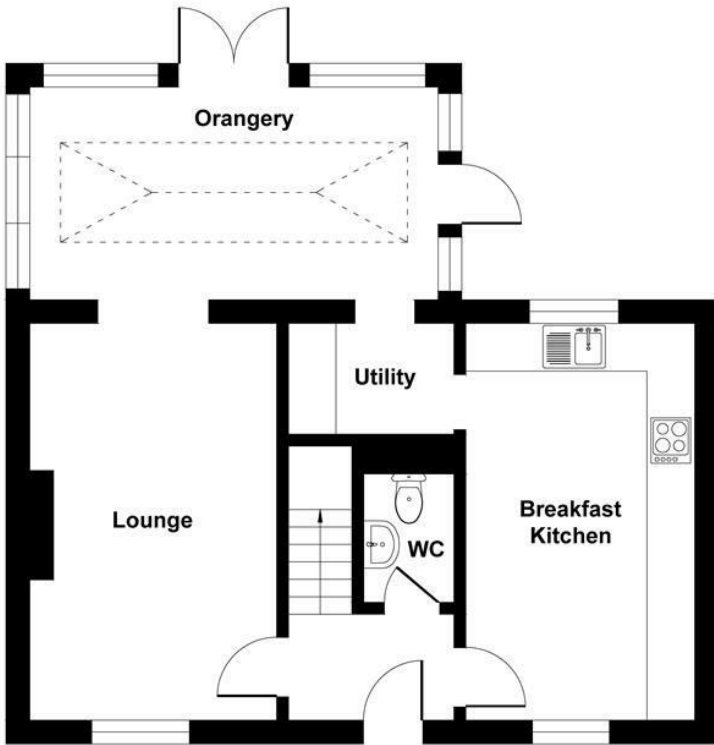
Single Garage

Brick built garage with up and over door, power and light connected and eave storage.

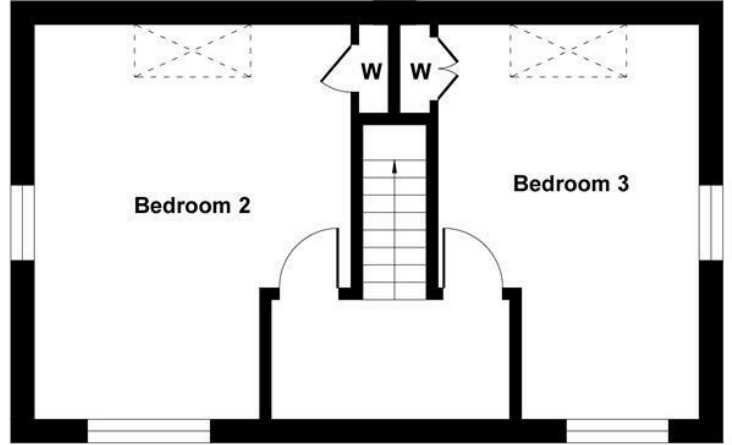
Disclaimer

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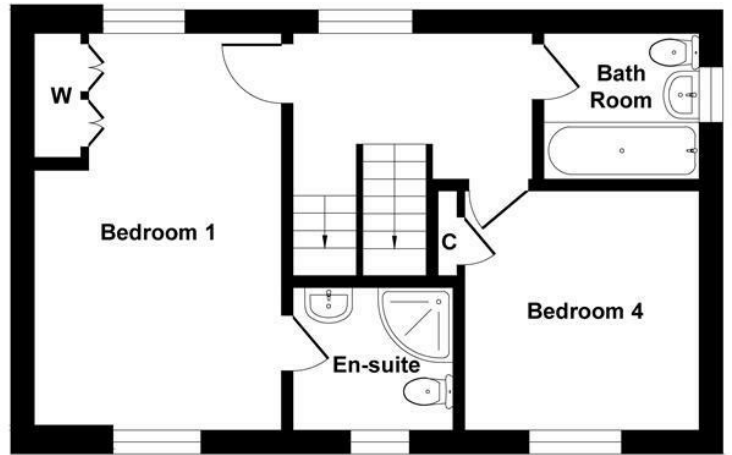
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GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Not to Scale. Produced by The Plan Portal 2021
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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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