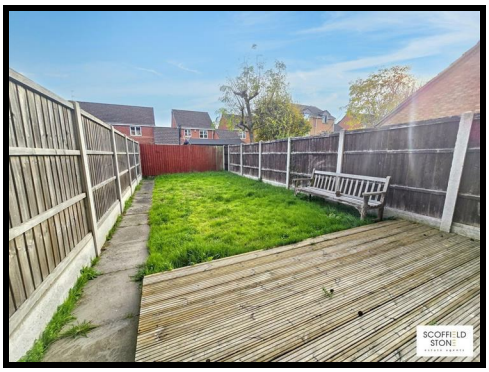
SCOFFIELD STONE
estate agents









20 Wye Close, Hilton, Derby, DE65 5LH

£255,000

Offered chain free, this well presented three bedroom, three storey townhouse occupies a cul de sac position in Hilton. Featuring three double bedrooms, spacious lounge, breakfast kitchen, separate utility, contemporary bathrooms and enclosed garden, the property also benefits from a single garage and driveway parking.

Sales: 01283 777100
Lettings: 01332 511000
www.scoffieldstone.co.uk

20 Wye Close, Hilton, Derby, DE65 5LH

Summary Description

Situated within a cul de sac in the popular village of Hilton, Derbyshire, this well presented three bedroom, three storey mid terraced townhouse offers versatile accommodation extending to approximately 111 square metres (1,192 square feet). Available for sale with no onward chain and offered on a freehold basis, the property provides an excellent opportunity for families, professional couples and buyers seeking generous living space in an established residential location.

The ground floor features a welcoming entrance hall, a separate dining room with bay window and a spacious breakfast kitchen with white cabinetry, stone worktops, integrated cooking appliances and French doors opening onto the enclosed rear garden. A separate utility room and guest cloakroom add everyday practicality. The first floor provides a generously proportioned lounge with bay window, a double bedroom with fitted wardrobes and a contemporary family bathroom. Occupying the second floor are two further double bedrooms, including the principal bedroom with fitted wardrobes and a modern en suite shower room. Outside, the property benefits from an enclosed rear garden with lawn and decking, together with a single garage and driveway parking for one vehicle, conveniently located nearby within the cul de sac.

Hilton is a well established South Derbyshire village offering a range of everyday amenities, including local shops, supermarkets, cafés, public houses and recreational facilities. Families benefit from access to Hilton Primary Academy and secondary schooling in the surrounding area. Regular bus services provide connections towards Derby and Burton upon Trent, while the nearby A50 and A38 offer convenient road links to the wider Midlands motorway network. Combining flexible accommodation, a convenient village location and chain free availability, this property is well worth viewing.

Entrance Hall

A welcoming entrance hall featuring practical wood effect cushion flooring, a composite front entrance door with obscure glazed panel, useful understairs storage cupboard, telephone point and radiator.

Dining Room

8'10 x 12'0 (2.69m x 3.66m)



A well proportioned dining room enjoying natural light through a front facing UPVC double glazed bay window. Finished with wood effect cushion flooring, TV point and radiator, providing a comfortable space for family dining and entertaining.

Breakfast Kitchen

8'11 x 15'7 (2.72m x 4.75m)





A spacious breakfast kitchen with direct access to the rear garden through UPVC double glazed French doors. Fitted with a range of white wall and base units, complemented by stone worktops, tiled splashbacks and a ceramic sink with gold coloured mixer tap. Integrated appliances include a double electric oven and gas hob with extractor hood above, alongside space and plumbing for additional appliances. Wood effect cushion flooring and a radiator complete the room.

Utility Room

5'4 x 5'2 (1.63m x 1.57m)

A practical separate utility room featuring fitted wall and base units with wood effect worktops, tiled splashbacks and a stainless steel sink with separate chrome taps. Additional features include space and plumbing for a washing machine, a wall mounted gas boiler, wood effect cushion flooring, radiator and rear facing UPVC double glazed window.

Guest Cloakroom

Conveniently positioned and fitted with a low flush WC and wall mounted wash hand basin with separate chrome taps. Finished with wood effect cushion flooring and radiator.

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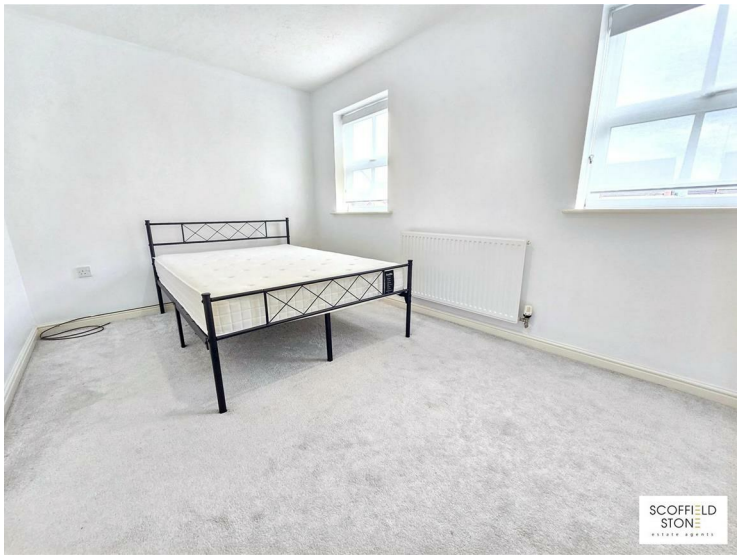
First Floor Landing
A carpeted staircase with traditional wooden spindles leads to the first floor landing, complete with radiator and access to the accommodation on this level.

Lounge
15'1 x 11'9 (4.60m x 3.58m)



An impressive and generously proportioned lounge enjoying plenty of natural light through a front facing UPVC double glazed bay window and an additional front facing window. With wood effect cushion flooring, TV and telephone points and two radiators, this comfortable living space offers flexibility for a variety of furniture arrangements.

Bedroom Two
13'0 x 8'7 (3.96m x 2.62m)



A spacious double bedroom featuring two rear facing UPVC double glazed windows, providing good natural light. Complete with fitted wardrobes, carpeted flooring and radiator, offering comfortable accommodation with useful built in storage.

Family Bathroom
5'3 x 6'8 (1.60m x 2.03m)



A well appointed family bathroom featuring fully tiled walls, ceramic tiled flooring and recessed ceiling spotlights. The contemporary suite comprises a bathtub with gold coloured mixer tap and plumbed shower, a wall mounted wash hand basin with vanity storage and matching gold coloured mixer tap, and a low flush WC. A coordinating gold coloured heated towel rail completes the room.

Second Floor Landing
A further carpeted staircase with wooden spindles leads to the second floor landing, featuring an airing cupboard housing the hot water cylinder, access to the roof space and radiator.

Principal Bedroom
12'112 x 10'4 (3.66m x 3.15m)

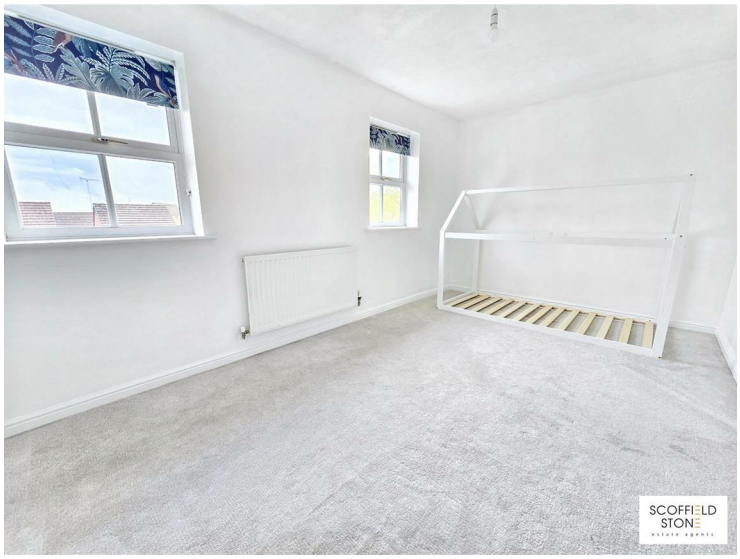


A generously sized principal bedroom enjoying natural light through two front facing UPVC double glazed windows. Featuring fitted wardrobes, carpeted flooring and radiator, this comfortable room benefits from its own private en suite shower room.

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En Suite Shower Room
5'10 x 6'9 (1.78m x 2.06m)
A stylish en suite featuring a spacious walk in double shower enclosure with plumbed shower, wall mounted wash hand basin with vanity storage and gold coloured mixer tap, and a low flush WC. Fully tiled walls, ceramic tiled flooring, recessed ceiling spotlights and a matching gold coloured heated towel rail complete the contemporary finish.

Bedroom Three
14'9 x 8'6 (4.50m x 2.59m)

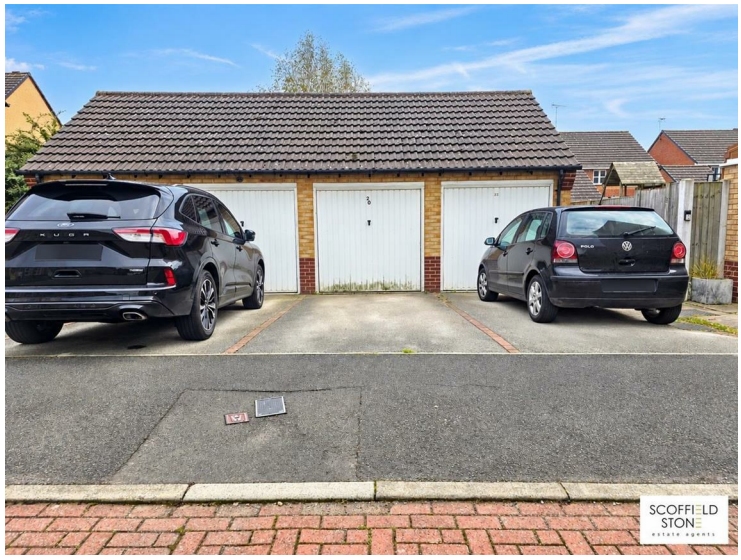


A comfortable bedroom featuring two rear facing UPVC double glazed windows, carpeted flooring and radiator. Offering flexibility for use as a bedroom, nursery, guest room or home office.

Outside

Frontage
The property is approached through an enclosed forecourt featuring low maintenance shale borders and black metal railings, creating a defined frontage with a neat, practical finish.

Driveway and Garage



Situated beyond the property, within the cul de sac to the right, is a single garage with a metal up and over door. A driveway directly in front provides off road parking for one vehicle.

Rear Garden



An enclosed rear garden offering a combination of lawn and decked patio, providing space for outdoor seating, dining and relaxation. A pedestrian gate provides convenient access to the front of the property.

Material Information
Verified Material Information

Costs and tenure
Tenure: Freehold
Council tax band: D
EPC rating: C

The building
Mid-terrace house, standard brick and block construction

20 Wye Close, Hilton, Derby, DE65 5LH

3 bedrooms, 2 bathrooms, 2 receptions
Accessibility adaptations: None
Loft: insulated and boarded, accessed by Hatch
Outside areas: Rear garden and Front garden

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 ok, Vodafone ok, Three good, EE good
Parking: Garage and Driveway
Not in a controlled parking zone
No disabled parking available

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
No environmental risks recorded
Onward chain: no

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Follow the link for the full report:
https://moverly.com/property/wye-close-derby-de65/DEL2rnTobgQcGn6ZPoFGhq

Buying to Let?

Guide achievable rent price: £1250pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

Location / what3words

what3words ///huddled.deeds.stag

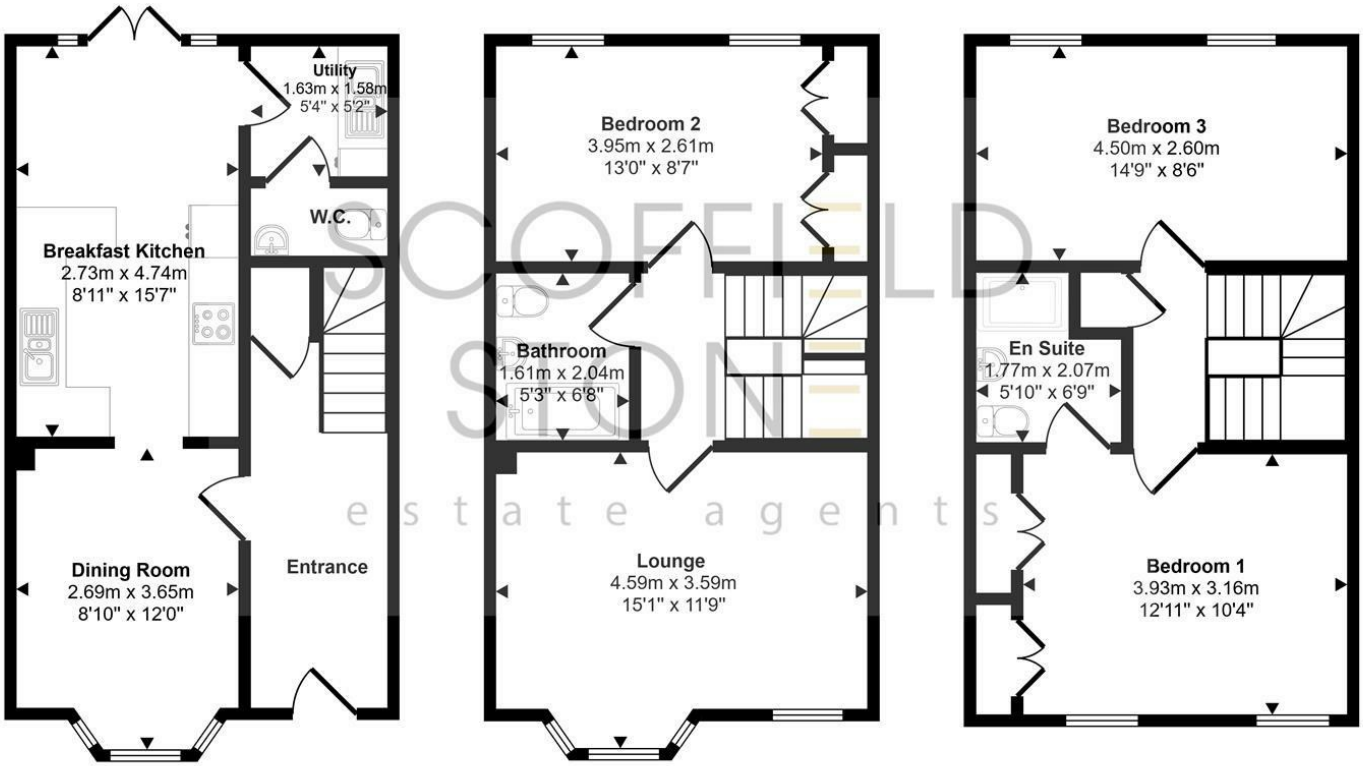
Disclaimer

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. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. 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 or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

ID Checks for buyers

To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small non-refundable charge of £25 per person to cover the cost of these checks.

Approx Gross Internal Area
111 sq m / 1192 sq ft



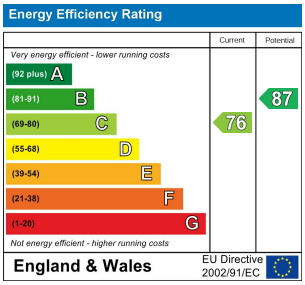
Ground Floor
Approx 37 sq m / 398 sq ft

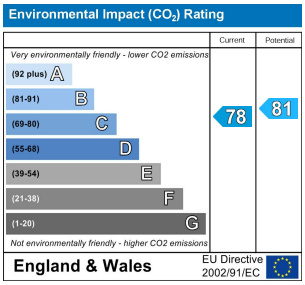
First Floor
Approx 37 sq m / 402 sq ft

Second Floor
Approx 37 sq m / 393 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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