



20 Kyle Road
Hilton
Derby
DE65 5JY

Price £265,000

- Modern Detached Home
- Gas Centrally Heated
- Lounge and separate Dining Room
- Fitted Kitchen and Conservatory
- Three Bedrooms
- Bathroom, Ensuite, and Guest Cloakroom.
- Drive, Garage and Gardens

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

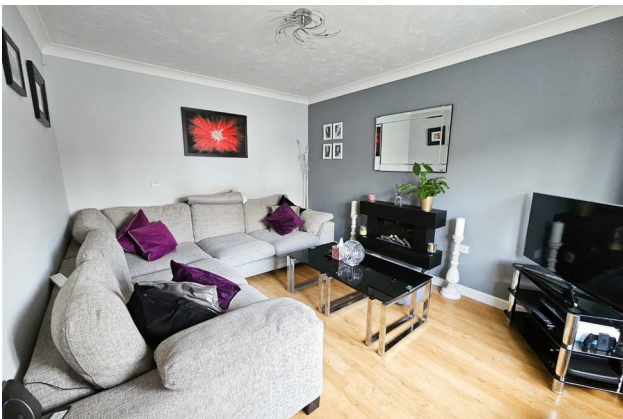
THE PROPERTY

A modern three-bedroom detached house is offered for sale in the popular location of Hilton. The gas centrally heated accommodation offers a Lounge, a separate Dining Room, a Kitchen, a Conservatory and a Guest Cloakroom on the ground floor. On the First floor are three bedrooms, a family bathroom and Ensuite Shower Room. Outside to the front is a lawned frontage and a driveway leading to a detached brick built garage. The rear garden is fully enclosed with a patio area, space for a shed and a lawn.

Hilton is a popular location which offers, supermarket, post office, hairdresser and bakery. The village is also served by a doctor's surgery, Pharmacy, Dentist, Vet, Church and two local primary schools. There is good travel via the A50 to the A38 and further motorway network beyond.

ACCOMMODATION

Entrance door opens through to:





HALLWAY

2.03m x 1.85m (6'7" x 6'0")

Stairs off to first floor, door to lounge, door to kitchen and a further door opens through to the guest cloakroom.

GUEST CLOAKROOM

0.84m x 1.75m (2'9" x 5'8")

Has pedestal hand wash basin with tiled splashbacks, W.C., obscure window to the side aspect, ceiling light point and radiator.

LOUNGE

3.09m x 3.82m excludes large bay window (10'1" x 12'6" excludes large bay window)

Has wood effect flooring, large bay window to the front aspect, radiator, coving to ceiling, ceiling light point and contemporary style feature electric fire.

KITCHEN

5m x 1.79m min (16'4" x 5'10" min)

Has door and window to the side, window looking out to the rear garden and is fitted with a range of base cupboards, drawers and matching wall



mounted cabinets, worktops incorporate a four ring gas hob and a one and a quarter stainless steel sink and side drainer, integrated appliances include a double oven, there is space for a dish washer, washing machine, tumble dryer and large American fridge freezer. There are attractive tiled splashbacks, recessed ceiling down lights and a very useful under stairs storage with shelving, ideal for pantry storage. The domestic hot water and central heating Logic boiler is also housed here. Door leads through to:

DINING ROOM

3.02m to french doors x 3.09m (9'10" to french doors x 10'1")

Has wood effect flooring, coving to ceiling, ceiling light point and French door with glazed panels through to the:

CONSERVATORY

3.71m x 2.63m (12'2" x 8'7")

Has French doors out onto the patio, coving to ceiling and ceiling light point.

FIRST FLOOR



LANDING

Having loft access point and a tank cupboard which houses the domestic hot water and central heating tank and offers linen storage space. Doors lead off to:

BEDROOM ONE

2.98m x 3.18m (9'9" x 10'5")

Has window to the front aspect, ceiling light point, built in wardrobe providing hanging space and shelving, radiator and door leads through to:

ENSUITE

1.54m x 2.83m to back of the shower (5'0" x 9'3" to back of the shower)

Has a large walk in shower, W.C., vanity unit with hand wash basin inset, obscure window to the front aspect and radiator.

BEDROOM TWO

3.13m x 2.87m to window (10'3" x 9'4" to window)

Window to the rear aspect, wood effect flooring, ceiling light point and radiator.



BEDROOM THREE

2.26m to window x 2.81m (7'4" to window x 9'2")
Has a window to the rear aspect, radiator, ceiling light point and wood effect flooring.

FAMILY BATHROOM

1.81m to window x 2.54m (5'11" to window x 8'3")
Has a panelled bath with mixer taps and shower attachment over, W.C and pedestal hand wash basin, there is an obscure window to the side aspect, radiator and ceiling light point.

OUTSIDE

The property sits back off Kyle Road behind a Tarmac driveway with adjacent lawn, the driveway continues down the side of the property and leads to a detached brick garage with up and over door, power and light and a door leading out into the rear garden. A further gate gives access into the rear garden which is fully enclosed with shaped lawn and paved patio areas.

TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.



CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

CONSTRUCTION

Standard Brick Construction

COUNCIL TAX BAND

South Derbyshire District Council - Band D

CURRENT UTILITY SUPPLIERS

Gas
Electric
Oil
Water - Mains
Sewage - Mains
Broadband supplier



FLOOD DEFENSE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>
<https://www.gov.uk/government/organisations/environmental-agency>
<http://www.gov.uk/>

BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schools/normal-area-school.aspx>
<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>
<http://www.derbyshire.gov.uk/>

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 03/2024) A



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C	69		
(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		

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