

**40 Eden Close  
Hilton  
Derby  
DE65 5NL**

**£185,000**



- NO UPWARD CHAIN
- GAS CENTRALLY HEATED AND DOUBLE GLAZED
- PARKING AND GARAGE
- NEAT FITTED KITCHEN AND CLOAKROOM
- LOUNGE AND CONSERVATORY
- TWO BEDROOMS
- BATHROOM
- REAR GARDEN WITH LARGE DECKED PATIO, LAWN AND RAISED BORDERS.

## GENERAL INFORMATION

### THE PROPERTY

Sitting on the edge of the popular village of Hilton, Derby, this two-bedroom townhouse presents an excellent opportunity for both first-time buyers and those looking to downsize. Offered for sale with no upward chain, this property is attractively positioned.

Upon entering, you are greeted by an entrance hallway with stairs leading to the first floor and a practical under stair storage cupboard, perfect for keeping your living space tidy.

The ground floor boasts a well-appointed guest cloakroom, a neat fitted kitchen, and a lounge. The lounge is enhanced by French doors that open into a lovely conservatory, providing a bright and airy space ideal for relaxation or entertaining guests.

Ascending to the first floor, you will find two bedrooms. The well-maintained bathroom ensures convenience for all residents.





Outside, the property features a detached garage with allocated parking situated within a courtyard, there is also a small sheltered paved area to the front of the property. A gate leads you to the well-maintained rear garden. This outdoor space includes a shed for storage, a decked patio perfect for al fresco dining, a lawn, and raised borders .

This property is a great first-time buyer home or investor purchase. With its blend of comfort, practicality, and outdoor space, it is sure to appeal.

#### LOCATION

HILTON IS A POPULAR CHOICE FOR BUYERS WITH THE VILLAGE OFFERING A RANGE OF AMENITIES THAT INCLUDE SUPERMARKET, DOCTORS, PHARMACY, VETS AND

LOTS OF WALKS. THERE ARE GOOD TRAVEL LINKS VIA THE A38 AND A50 FOR ONWARDS TRAVEL TO DERBY, UTTOXETER, ASHBOURNE, BURTON UPON TRENT AND LICHFIELD

#### ACCOMMODATION

Entrance door opening through to hallway.

#### HALLWAY

1.89m x 3.84m (6'2" x 12'7")

Stairs off to first floor, useful under stairs storage cupboard ideal for vacuum cleaners, boots and shoes and door leading off to the cloakroom.

#### CLOAKROOM

0.99m x 1.84m (3'2" x 6'0")

W.C., pedestal hand wash basin with tiled splashbacks, radiator and ceiling light point.

#### KITCHEN

1.82m x 2.74m to window (5'11" x 8'11" to window )

Is fitted with a range of base cupboards, drawers and wall mounted cabinets and extractor fan, work tops incorporate a stainless steel sink and four ring electric hob, there is a built in oven, space for washing machine and space for fridge freezer, a window looks out to the front aspect, there are tiled surrounds and a ceiling light point.

#### LOUNGE

3.85m x 3.47m to window (12'7" x 11'4" to window )

Has French doors leading through to the conservatory with glazed screens, radiator and ceiling light point.



#### CONSERVATORY

2.83m x 2.78m to french doors (9'3" x 9'1" to french doors )

Has a ceiling light point, power points and pipe work for the fitting of a radiator, French doors leading out onto the rear decked terrace.

#### FIRST FLOOR LANDING

Having loft access point and all doors leading off:

#### BEDROOM ONE

3.02m to window x 3.81m max 2.80m min (9'10" to window x 12'5" max 9'2" min)

Has two windows to the front aspect, radiator, ceiling light point, built in storage cupboard which also houses the Ideal domestic hot water and central heating boiler and triple wardrobes providing hanging space and shelving.



#### BEDROOM TWO

2.09m x 3.65m to window (6'10" x 11'11" to window )

Has a window to the rear aspect, radiator and ceiling light point.

#### BATHROOM

1.67m width x 2.38m to window (5'5" width x 7'9" to window )

Is fitted with a panelled bath with electric shower and glazed screen, W.C., pedestal hand wash basin, there are tiled surrounds, obscure window to the rear aspect and ceiling light point.

#### OUTSIDE

The property sits back off Eden Close into a courtyard where there is a parking space which leads to a detached brick built garage with up and over door, a gate at the side of the garage leads through into the rear garden which has a large decked terrace area, lawn and raised beds with gravel.



#### AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.

If a property is within a conservation area please be aware that Conservation Areas are protect places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation Area requires permission from the relevant authority, subject to certain exclusions.

#### 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.

#### COUNCIL TAX BAND

South Derbyshire District Council - Band B

#### CONSTRUCTION

Standard Brick Construction



## CURRENT UTILITY SUPPLIERS

Gas

Electric

Water - Mains

Sewage - Mains

Broadband supplier

## BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

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

<https://www.openreach.com/>

## FLOOD DEFENCE

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

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

## SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-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/>

## 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.

## VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 06/2025) A



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 operation 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			
(69-80) C		75	80
(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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