

SCARGILL
MANN & CO

EST. 1995



35 Dale End Road

Hilton, Derby, DE65 5FW

Price **£395,950**



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GENERAL INFORMATION

THE PROPERTY

Set in this desirable area of Old Hilton Village is this spacious and well-presented four-bedroom residence. Offering lovely neat gardens this attractive property offers great family accommodation. On the ground floor is a light and spacious hallway with a shower room, a superb lounge/diner with patio doors opening out into the rear garden, a well-fitted kitchen with space for a kitchen table and chairs, a cloakroom and a great size utility with doors off to the garage.

An attractive light landing, four excellent bedrooms, and a modern bathroom are on the first floor.

OUTSIDE

Outside is a driveway leading to the garage with an up-and-over door and an adjacent lawn with pretty flower beds. To the rear is a fully enclosed garden with lawn, patio's and flower and shrub beds.

LOCATION

Old Hilton village is always a popular location with the desirable Dale End Road being conveniently situated for access to the local village amenities with supermarket, hairdressers, bakery, pharmacy, doctors, dentist and public inns. There are good local schools including John Port Spencer Academy in Etwell, and two Primary Schools within the village. There are recreational facilities, including the recently developed nature walk at Hilton Valley and the Hilton Gravel Pits local nature reserve. The village has excellent road links to the A50 and A38.

ACCOMMODATION

Entrance door opening through to entrance porch having wall light points and door through to reception hallway.

HALLWAY

8'4" max width 6'3" min x 14'5" (2.56m max width 1.93m min x 4.40m)
Stairs off to first floor, radiator, door to kitchen, door to lounge, useful under stair storage cupboard and a further door which opens into the down stairs shower room.

SHOWER ROOM

6'1" max 3'8" min x 7'0" (1.86m max 1.14m min x 2.15m)
Has a window to the front aspect, W.C., wall mounted hand wash basin with tiled splashbacks, radiator and electric shower within a shower enclosure.

OPEN PLAN LOUNGE AND DINING ROOM

LOUNGE AREA

12'5" width x 21'3" (3.79m width x 6.49m)
Has sliding patio doors opening out onto the rear patio with views of the garden, contemporary style timber fire surround with living flame gas fire inset, there is coving to ceiling, ceiling light points, wall light points and a wide opening through to the dining room.

DINING ROOM

10'3" x 7'0" (3.14m x 2.15m)
Has a bow window to the front aspect, coving to ceiling and wall light points.

BREAKFAST KITCHEN

12'4" x 10'3" to window max 8'2" min (3.78m x 3.14m to window max 2.49m min)
Has a large window looking out and offering views to the rear garden. The kitchen is fitted with an extensive range of base cupboards and drawers, wall mounted cabinets and larder style units. The worktops incorporate a halogen hob, part halogen (2 rings) but also part ceramic (3 rings) and a one and a quarter composite sink with side drainer. Integrated appliances include a double oven, fridge, dishwasher, there are ceiling light points, contemporary style radiator and tiled flooring, door leads through to the utility.

UTILITY

6'9" x 13'9" (2.08m x 4.21m)
Well fitted with a range of base cupboards, matching wall mounted cabinets and drawer units, Beech work top inset with a Belfast sink, space for washing machine, tumble dryer, fridge and freezer and a door leads through to the garage. There is a door going out to the rear patio, window to the rear aspect and two obscure windows to the side aspect, recessed ceiling down lights and a loft access point.

CLOAKROOM

3'10" x 2'11" to window wall (1.19m x 0.90m to window wall)
Is fitted with a W.C., corner wall mounted hand wash basin with tiled splashbacks and the Vaillant domestic hot water and central heating boiler is also housed here, obscure window to the rear aspect and ceiling light point.

GARAGE

16'6" max width x 21'2" length 15'8" min (5.04m max width x 6.47m length 4.80m min)
Obscure window to the side aspect, large up and over door, power and light.

FIRST FLOOR

LANDING

With loft access point and built in linen storage area which also houses the domestic hot water and central heating tank, window to the front aspect, coving to ceiling ceiling light point, radiator and all doors leading off.

PRINCIPAL BEDROOM

10'6" to window wall x 14'9" (3.22m to window wall x 4.5)
Window to the front aspect, coving to ceiling, ceiling light point and radiator.

BEDROOM TWO

8'0" x 10'2" to front of wardrobe doors (2.46m x 3.11m to front of wardrobe doors)
Has a window to the front aspect, coving to ceiling, ceiling light point and a range of fitted wardrobes with sliding doors and radiator.

BEDROOM THREE

10'1" x 10'5" to window (3.08m x 3.18m to window)
Window to the rear aspect, coving to ceiling, ceiling light point, radiator and sat on a wood effect plynth is a stone effect hand wash basin with contemporary style mixer tap over.

BEDROOM FOUR/OFFICE

8'1" to window x 8'6" (2.48m to window x 2.60m)
Has coving to ceiling, ceiling light point and radiator.

Tel: 01283548194

MODERN FITTED BATHROOM

8'4" x 5'5" to window (2.56m x 1.67m to window)

Has a P shaped shower bath with glazed folding screen and separate shower over, a vanity unit houses a hand wash basin and there is a W.C., there are obscure windows to the rear aspect, heated towel rail, recessed ceiling down lights and tiled surrounds.

OUTSIDE

The property sits back off Dale End Road behind a lawn frontage with attractive herbaceous borders and tarmacadam and partly concrete driveway leading to the garage with up and over door. A path leads down the side of the property and opens into the fully enclosed rear garden which has shaped lawn, shaped herbaceous borders, gravel areas and large paved patio area.

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 D

CONSTRUCTION

Standard Brick Construction

CURRENT UTILITY SUPPLIERS

Gas - Octopus Energy

Electric - Octopus Energy

Oil

Water - Mains - South Staffs Water

Sewage - Mains

Broadband supplier - BT

BROAD BAND SPEEDS

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

FLOOD DEFENCE

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/environment-agency>

<http://www.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.

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>

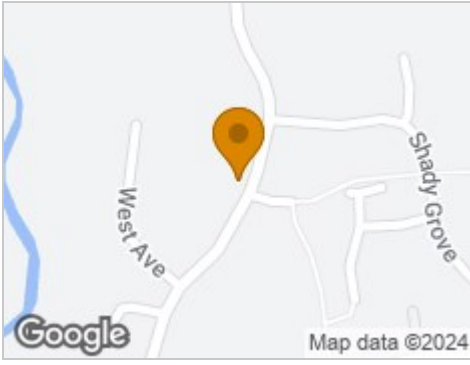
<http://www.derbyshire.gov.uk/>

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 05/2024) A



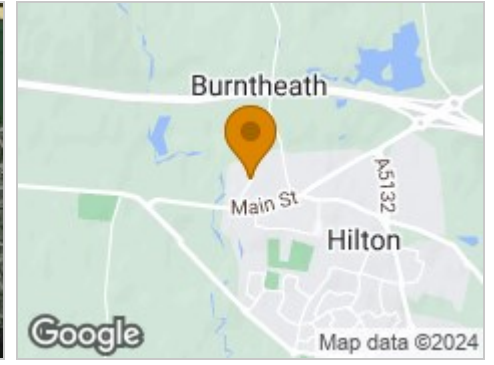
Road Map



Hybrid Map



Terrain Map



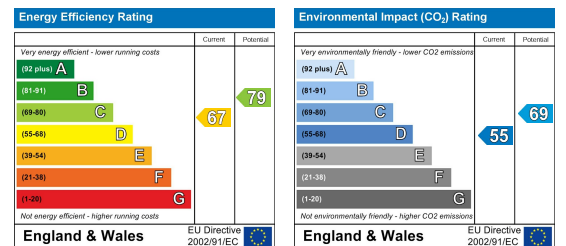
Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.