



**9 Sutton Lane
Hilton
Derby
DE65 5FB**

**Offers Over
£310,000**

- RECENTLY UPGRADED AND EXTENDED
- ELECTRICALLY UPGRADED
- THREE GOOD SIZE BEDROOMS
- MODERN ATTRACTIVE SHOWER ROOM
- LOUNGE LOUNGE/DINER/FAMILY AREA
- MODERN FITTED KITCHEN
- FRONT AND REAR GARDEN
- REAR ACCESS AND GARAGE

GENERAL INFORMATION

THE PROPERTY

This three-bedroom detached bungalow, under the direction of the current owners, has been upgraded and extended to offer spacious accommodation internally, with some finishing off required outside. The gas centrally heated and double-glazed accommodation offers an entrance directly into a fitted kitchen. A spacious lounge/diner or family area leads off, and a lobby gives access to the bedroom area. Here are three double bedrooms and a large, spacious, modern shower room.

Outside, there is a lawn frontage, and to the rear, access is available via a communal driveway and parking area that leads to a garage.

Hilton is always a popular location, with Sutton Lane situated in old Hilton village. A bakery, post office, and convenience store are within close walking distance. There is also a supermarket, doctors, pharmacy, and dentist, along with primary school education.





LOCATION

Hilton offers superb commuter routes, with the A50, A516, and A38 within short drives. These routes give access to the further commercial centres in Derby, Burton upon Trent, Lichfield, Birmingham, Uttoxeter, Nottingham, Leicester, and Stoke on Trent.

ACCOMMODATION

Entrance door opening through to modern fitted kitchen.

FITTED KITCHEN

3.93m to window x 2.73m (12'10" to window x 8'11")

Is attractively fitted with a range of white high gloss base cupboards, drawers and matching wall mounted cabinets, work tops incorporate a four ring gas hob and glass, a one and a quarter stainless steel sink, side drainer with



extendable mixer hose tap, integrated appliances include an oven, washing machine, fridge and freezer, there are recessed ceiling down lights, window to the rear aspect and attractive tiled surrounds. There is also an opening through to the inner lobby area.

SUPERB LOUNGE DINING SPACE

9.96m x 3.22m x 3.61m max 3.16m (32'8" x 10'6" x 11'10" max 10'4")

This superb space could easily transform into a lounge diner, study, playroom along with the lounge. The lounge incorporates a multi fuel burner with Oak mantle over, there are ceiling light points, radiator and sliding patio doors with glazed side screens.



MASTER ONE

3.61m x 2.80m to wardrobe fronts (11'10" x 9'2" to wardrobe fronts)

Has a window to the side aspect, radiator, ceiling light point and an expanse of built in wardrobes providing hanging space and shelving with mirror sliding doors.

BEDROOM TWO

3.01m to window x 3.62m (9'10" to window x 11'10")

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

BEDROOM THREE

2.75m x 3.02m (9'0" x 9'10")

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



SHOWER ROOM

1.67m x 3.45m (5'5" x 11'3")

Has W.C., pedestal hand wash basin and large walk in shower with glazed screens and dual head shower, there are tiled surrounds, recessed ceiling down lights, obscure window to the side aspect and chrome heated towel rail.

OUTSIDE

To the outside, there is a lawn frontage, and to the rear, access is available via a communal driveway and parking area that leads to a garage.

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 C

CONSTRUCTION

Standard Brick Construction

BROAD BAND SPEEDS

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

CURRENT UTILITY SUPPLIERS

Gas

Electric

Oil

Water - Mains

Sewage - Mains

Broadband supplier

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/School-a-school.aspx>

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

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

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/envir-agency>

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

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 08/2024) A



GROUND FLOOR
85.0 sq.m. (915 sq.ft.) approx.



SUTTON LANE, HILTON, DE65 5FB

TOTAL FLOOR AREA: 85.0 sq.m. (915 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the description contained herein, 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 for any prospective purchase. 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	<div style="text-align: center;"> 87 </div>
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
<div style="display: flex; align-items: center;"> <div style="margin-right: 10px;"> 61 </div> </div>	
England & Wales	EU Directive 2002/91/EC

SALES OFFICE
Unit 17 Eastgate Business Centre
Eastern Avenue
Burton upon Trent
DE13 0AT
T: 01283 548194 /01332 208820
E: sales@scargillmann.co.uk

LETTINGS OFFICE
17 Mallard Way
Pride Park
Derby
DE24 8GX
T: 01332 206620
E: lettings@scargillmann.co.uk