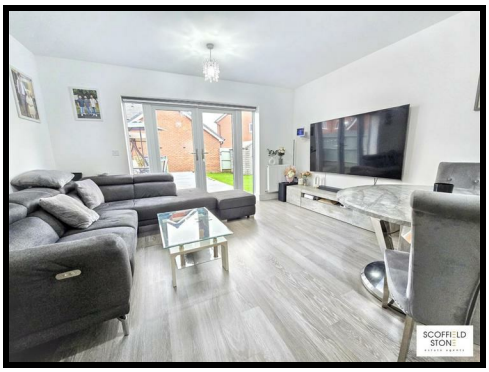
SCOFFIELD STONE
estate agents









48 Carsington Road, Hilton, Derby, DE65 5PA

£235,000

A well presented three bedroom semi detached home in the popular village of Hilton, offering spacious living accommodation, a principal bedroom with en suite and a generous enclosed garden. With driveway parking, electric vehicle charging and excellent access to local amenities and transport links, this property deserves a closer look.

Sales: 01283 777100
Lettings: 01332 511000
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Summary Description

Situated within a popular residential development in the sought after village of Hilton, Derbyshire, this well presented three bedroom semi detached home offers comfortable, practical accommodation ideally suited to families, first time buyers and those looking to move within the area. Extending to approximately 76 square metres (818 square feet), the property combines well proportioned bedrooms, versatile living space and a generous enclosed rear garden, together with the convenience of driveway parking and an electric vehicle charging point.

The ground floor accommodation includes a welcoming entrance hall, guest cloakroom, fitted kitchen and a spacious lounge/diner, with French doors providing direct access to the rear garden. Upstairs, there are three bedrooms, including a principal bedroom with fitted wardrobes and an en suite shower room, alongside a separate family bathroom. Outside, the rear garden offers a combination of lawn and decking, creating space for children to play, relaxing or entertaining. A tandem driveway provides off road parking for multiple vehicles, making this a practical choice for modern family living.

Hilton is a well established South Derbyshire village offering a good selection of everyday amenities, including local shops, a supermarket, pubs, recreational facilities and green spaces. Families are served by Hilton Spencer Academy and The Mease Spencer Academy for primary education, with John Port Spencer Academy in nearby Etwall providing secondary education. The village benefits from convenient access to the A50 and A38, connecting Derby, Burton upon Trent and the wider Midlands motorway network. Regular bus services provide links to surrounding towns, making Hilton a popular choice for those seeking village living with accessible commuter connections.

Entrance Hall

A welcoming entrance hall featuring wood effect flooring, a composite front entrance door with an obscure glazed fanlight above and a radiator. Providing access to the ground floor accommodation.

Guest Cloakroom

A practical ground floor cloakroom featuring wood effect flooring and a contemporary white suite comprising a low flush WC and pedestal wash hand basin with chrome monobloc tap. An obscure UPVC double glazed window to the front provides natural light and privacy, with a radiator completing the room.

Lounge/Diner



A comfortable and versatile living space offering ample room for both relaxing and dining. Wood effect flooring runs throughout, while UPVC double glazed French doors open directly onto the rear garden, providing natural light and a pleasant connection between the indoor and outdoor spaces. Additional features include a useful understairs storage cupboard, television and telephone points, and two radiators.

Kitchen



A well-appointed kitchen featuring a range of fitted wall and base units complemented by wood effect work surfaces. The kitchen incorporates a composite sink with separate vegetable preparation bowl, drainer and chrome mixer tap, alongside an integrated electric oven, gas hob and chimney style extractor hood. An integrated dishwasher adds convenience, while additional undercounter space and plumbing accommodate further appliances. Wood effect flooring, recessed ceiling lighting, a front-facing UPVC double glazed window, wall mounted gas combination boiler and radiator complete the accommodation.

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Stairs and Landing

A carpeted staircase with traditional wooden spindles rises to the first floor landing, providing access to the bedrooms and family bathroom. Access to the roof space is also available from the landing.

Bedroom One



A comfortable principal bedroom featuring a front-facing UPVC double glazed window, allowing natural light into the room. Fitted wardrobes provide practical clothes storage, complemented by an additional cupboard positioned above the staircase. Further features include carpeted flooring, a radiator, television and telephone points. The bedroom also benefits from its own en suite shower room.

En Suite Shower Room

Serving the principal bedroom, this convenient en suite features a shower enclosure with electric shower and tiled splashbacks, alongside a white suite comprising a low flush WC and pedestal wash hand basin with chrome monobloc tap. Ceramic tile effect cushion flooring provides a practical finish, while an obscure UPVC double glazed window to the front allows natural light without compromising privacy. Additional features include a heated towel rail and shaving point.

Bedroom Two



A well-proportioned second bedroom enjoying a rear-facing UPVC double glazed window overlooking the garden. The room benefits from carpeted flooring and a radiator, providing flexible accommodation suitable for use as a bedroom, guest room or home office.

Bedroom Three



A versatile third bedroom featuring a rear-facing UPVC double glazed window, carpeted flooring and a radiator. A useful built-in storage cupboard provides additional practicality, making this room equally suitable as a bedroom, nursery or dedicated workspace.

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Family Bathroom



The family bathroom features a white suite comprising a panelled bathtub with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome monobloc tap and low flush WC. Tiled splashbacks complement the ceramic tile effect cushion flooring, while an obscure UPVC double glazed window to the side provides natural light and privacy. A heated towel rail and shaving point complete the room.

Outside

Frontage and Driveway

The property is approached via a neatly presented frontage incorporating a small planted border and paved pathway leading to the main entrance, which benefits from the shelter of a storm canopy. A tarmacadam tandem driveway provides valuable off-road parking for multiple vehicles, with the added convenience of an electric vehicle charging point.

Rear Garden



The enclosed rear garden has been thoughtfully landscaped to provide an attractive and manageable outdoor space. A combination of lawn and decked patio offers areas for everyday enjoyment, outdoor dining and entertaining during the warmer months. Practical additions include a potting shed for garden storage, an outdoor electrical socket and a cold water tap.

Material Information

Follow the link for the full report:
https://moverly.com/property/carsington-road-derby-de65/SWPzQDqKwi1z7w1UsYnstV

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.

Location / what3words

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Buying to Let?

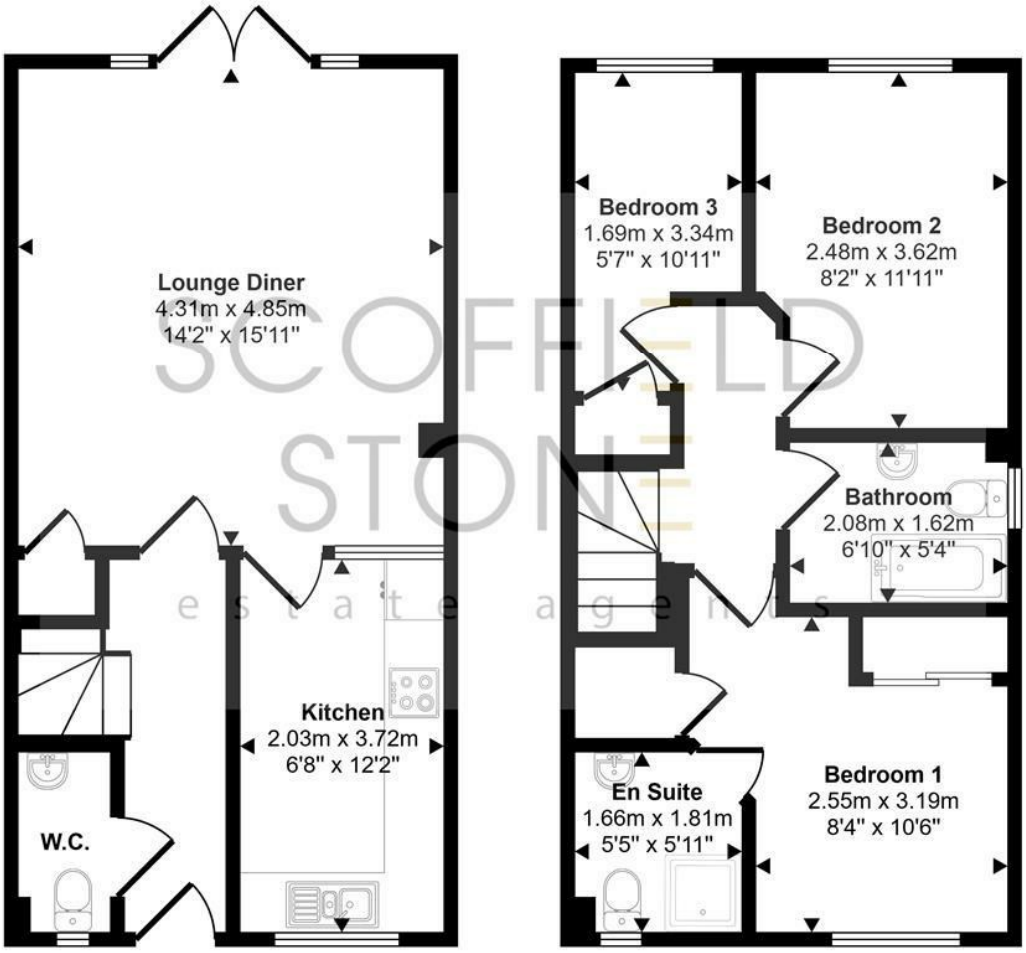
Guide achievable rent price: £1100pcm

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.

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
76 sq m / 818 sq ft

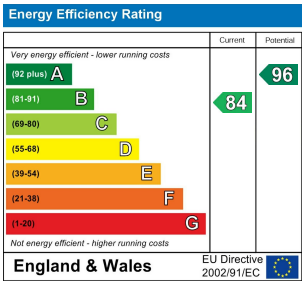


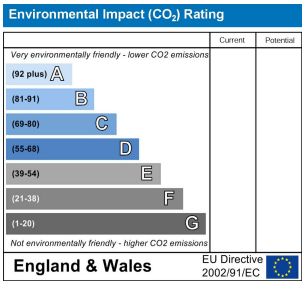
Ground Floor
Approx 38 sq m / 408 sq ft

First Floor
Approx 38 sq m / 409 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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