

Mill Lane

Hilton, Derby, DE65 5GP



**** NO ONWARD CHAIN **** Located in the sought after village of Hilton is this wonderfully finished three bedroom semi detached family home. Recently renovated throughout by the current owners, with a brilliant open plan kitchen / diner to the rear of the home.

Offers over £260,000



John German

Offered for sale with no onward chain in the beautiful village of Hilton is this semi-detached family home, which has been fully renovated throughout. Hilton offers a great selection of local amenities, schools, and parks, making it an ideal location for both families and professionals. Excellent transport links, including the A50 and A38, provide easy access to Derby, Burton upon Trent, and surrounding areas.

The home is approached off Mill Lane in Hilton, with a driveway for off road parking. The sellers are in the process of renovating the driveway and expect the work to be completed within the coming weeks. The front also has a small patch of lawn.

The home is accessed through the side door which opens up into the spacious hallway. The hallway has stairs leading to the first floor landing and gives access to the main living areas of the ground floor, alongside the w/c.

To the front of the home, you will find the beautifully decorated living room, which features an open fireplace and a large window to the front that fills the room with light. The rear of the home is where you will find the open plan kitchen, extended by the current sellers. The kitchen is fitted with matching wall and base units, base level oven, gas hob with cooker hood above, stainless steel sink and drainer, integrated fridge freezer and patio doors opening up to the rear garden.

To the first floor landing, the home offers three generous sized bedrooms. The master bedroom features built in wardrobes. All three bedrooms share a family bathroom, which includes a shower cubicle, w/c and wash hand basin.

The rear garden for the property is very private, not overlooked by any neighbouring properties. The garden is mainly laid to lawn and is privately enclosed. An Indian stone patio is the perfect space for outdoor furniture.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA13052025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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