

Dee Close, Hilton

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Offers in excess of
£210,000



This property at a glance:



1



3



2



1



C



Watch the video



Dee Close, Hilton



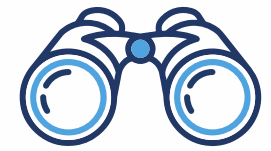
Mikaela says:

"This is a great mid-terrace home in the heart of Hilton Village, just a short walking distance to both local schools and the village amenities. The 3 floors provide a great living space, with downstairs having a spacious living room diner with lovely double doors out onto the garden letting in lots of natural light. The kitchen looks out to the front of the home and has plenty of space for free standing appliances. There's also a guest WC which is handy when you have visitors! On the middle floor, bedrooms 2 and 3 both are great sized doubles spanning the width of the house. There's also a good sized, neutral family bathroom. The large master bedroom is located at the top of the property, this room has plenty of storage as well as an en-suite shower room. There are windows at the front and the back of this room, allowing the light to flow through making this a bright open space. I think having the master suite to the top floor is a lovely home layout! The back garden is a secure area leading to the rear of the property where you can access your single garage and allocated parking space through the gate at the back. The garden is a blank canvas, so you can really make this space your own!"



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Did you spot...

This lovely 3 bed home has a large bedroom, dressing area and ensuite on the top floor.



A message from the seller:

"Selling this house is very bittersweet as it is the only house I've owned. I've loved living here for the last 17 years whilst my children have grown up. Nestled in the heart of Hilton this home offers a comfortable living space with a decent sized garden. It also boasts easy access to local amenities and green spaces."



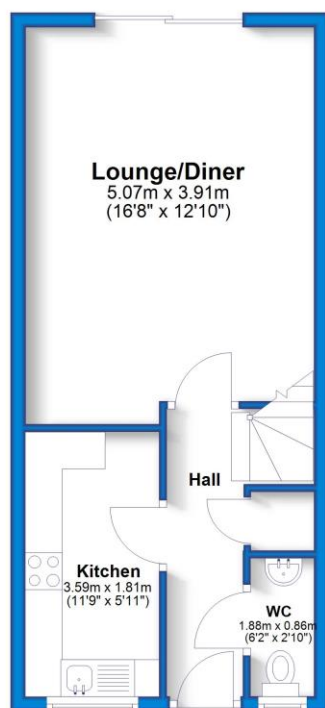
Floor Plan



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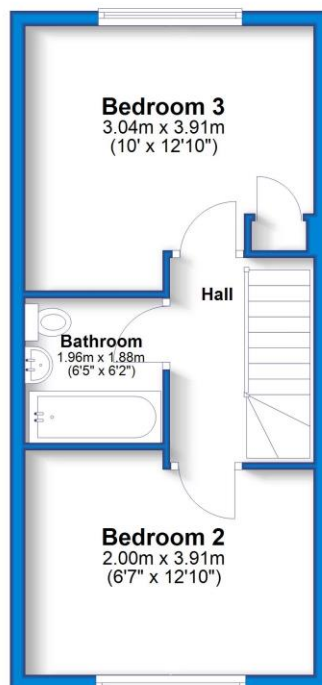
Ground Floor

Approx. 35.5 sq. metres (382.0 sq. feet)



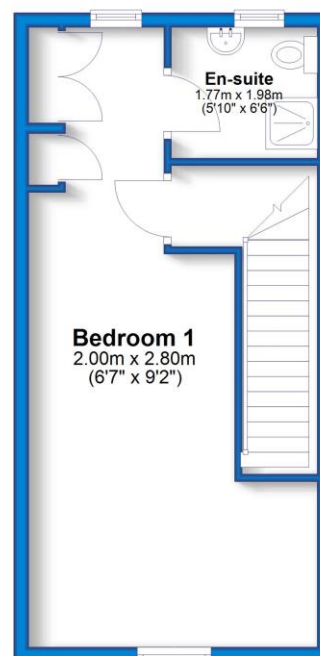
First Floor

Approx. 34.5 sq. metres (371.2 sq. feet)



Second Floor

Approx. 32.6 sq. metres (350.9 sq. feet)



Total area: approx. 102.6 sq. metres (1104.1 sq. feet)

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C	79	
(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



Key Features:

- EPC C
- 3 BEDROOM, 3 STOREY PROPERTY
- LIVING ROOM DINER
- EN SUITE TO MASTER
- 1 SINGLE GARAGE WITH PARKING SPACE
- GREAT VILLAGE LOCATION CLOSE TO AMENITIES
- PRESENTED, LARGE PRIVATE GARDEN



About the area:

The village of Hilton is a fantastic family village and has something for everyone in the family. Within Hilton there are also plenty of essential amenities including, a doctors with two pharmacies, The Post Office, several nurseries, Tesco Express, Aldi and plenty of takeaway food options. Hilton has several hair and beauty salons, a bakery, pubs around the village, a village hall and a number of play areas for children. To the back of the village hall there is a skate park, football pitches and a tennis/football court. The buses which run through the village provide a service which goes to other local villages as well as into Derby City Centre and Burton Town Centre. It has easy access to major road links with the A38 and A50 both just a couple of minutes' drive from the village and the A516 to Derby.



Schools:

There are two Primary Schools, Hilton Spencer Academy and The Mease Spencer Academy which both feed through to John Port School in the neighbouring village of Etwell.



200+ 5 star Google Reviews



Don't miss out on the chance to own this incredible property!

To book a viewing with **Mikaela** call **01332 30 30 30**

[Click here](#) to view the property video.

