

Rodney Close, Hilton

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£365,000



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This property at a glance:



Rodney Close, Hilton



Jodie says:

Tucked away in a quiet cul-de-sac, this spacious four-bedroom detached home offers the ideal blend of comfort, practicality and location, just a short stroll from Hilton's shops, schools and village life.

Step into the welcoming hallway and into a bright, airy lounge featuring a generous bay window that floods the space with natural light, complemented by a stylish feature fireplace. Double doors lead to the dining room, allowing for flexible open-plan living or two distinct spaces. From here, patio doors open into the first conservatory, which flows seamlessly into a second, perfect for relaxing, entertaining or enjoying garden views year-round.

The modern kitchen is well-equipped with ample cupboard and worktop space, a double electric oven, gas hob and under-counter fridge. A separate utility room houses the washing machine and tumble dryer, with additional storage under the stairs, with power and space for a freezer. A downstairs cloakroom with WC and washbasin completes the ground floor.

Upstairs, the master bedroom is generously sized and benefits from an en-suite shower room. There's a further double bedroom and two larger-than-average singles, plus a contemporary family bathroom with bath, overhead shower, WC and washbasin.

Outside, the private south-facing garden is a true highlight, beautifully maintained with a greenhouse, patio area and direct access to the double garage. With parking for up to four vehicles, this home ticks every box for modern family living".



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Did you spot...

This lovely home has a double garage as well as parking for up to four vehicles



A message from the seller:



"Welcome to Fuschia Cottage. This was our Mom and Dad's beautiful house of 30 years, which they were very happy especially when they were working away in their garden with the rear being south facing. They loved how idyllic the positioning of the house is. If you have children there is a Primary and Secondary school close by. There are also shops close by including a fish and chip shop and four pubs. Mom and Dad made good friends with various neighbours, every body is very pleasant and polite. I am sure you would be very happy living here".

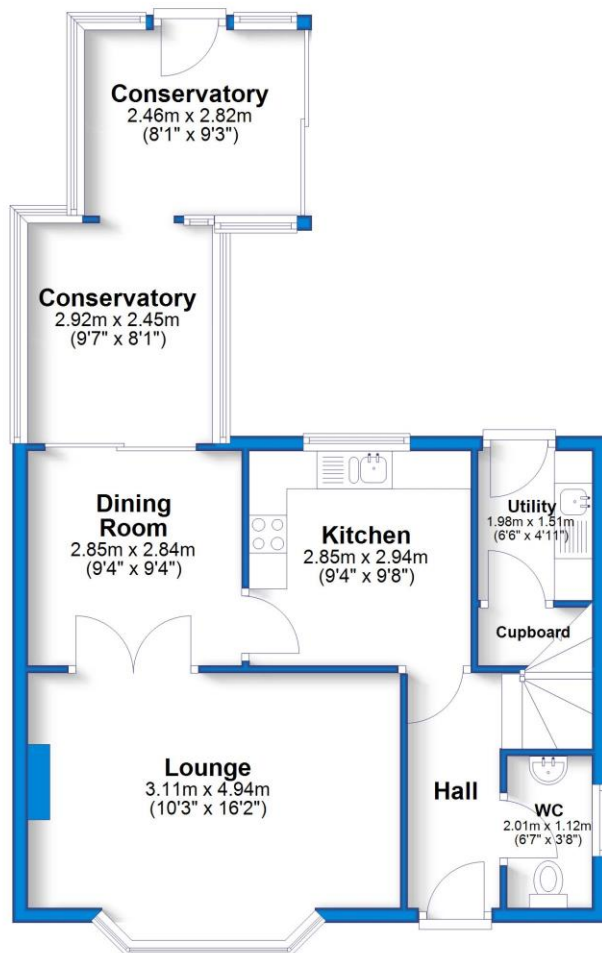
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Floor Plan

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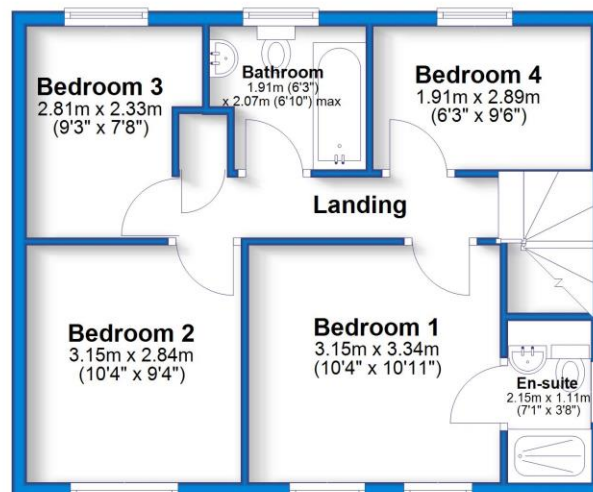
Ground Floor

Approx. 60.3 sq. metres (649.1 sq. feet)



First Floor

Approx. 45.3 sq. metres (488.1 sq. feet)



Total area: approx. 105.7 sq. metres (1137.2 sq. feet)

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	72	
(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

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Key Features:

- BEAUTIFUL FOUR BEDROOM DETACHED
- PROPERTY IN CUL DE SAC LOCATION
- TWO CONSERVATORIES OVERLOOKING THE REAR GARDEN
- EN-SUITE TO BEDROOM 1
- NEWLY DECORATED AND NEW FLOORINGS THROUGHOUT
- DOUBLE GARAGE AND AMPLE CAR PARKING
- BEAUTIFUL PRIVATE SOUTH FACING REAR GARDEN
- EPC RATING C



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 and pharmacy, 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 Etwall.



300+ 5 star Google Reviews



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

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

[Click here](#) to watch the property video



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