

# Sherbourne Drive, Hilton

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Offers in excess of  
**£220,000**



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This property at a glance:



Watch the video



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## Mikaela says:

"This house truly is the definition of a turn-key home. Fully renovated and finished to a fantastic standard throughout, it sits in a lovely, quiet cul-de-sac with off-road parking and a single garage, giving it plenty of kerb appeal. Inside, the bright and welcoming entrance hallway offers convenient access to the downstairs WC. I love the choice of kitchen, with timeless shaker-style units in a neutral colour and integrated appliances that create a stylish living space. At the back of the home is the large living-dining space, with patio doors out to the garden and glass integral doors, this room is flooded with natural light giving it a warm comforting feel year round.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The primary bedroom is a generous double, featuring sliding mirrored wardrobes, an over-stairs storage cupboard, and ample floor space for additional furniture. The remaining two bedrooms are versatile and would be ideal as children's rooms, guest bedrooms, or a comfortable home office. Completing the first floor is a newly fitted bathroom, finished in an attractive, modern grey palette with a clean, neutral design. I think this would suit a wide range of tastes!

Outside, the garden offers a fantastic blank canvas for the next owner, with a combination of patio seating, a gravel pathway, and newly installed high-quality fencing. Further benefits include a single garage and an allocated parking space. There is also convenient side access leading around the garden as well as being a short walk from scenic walks as well as easy access to a local bus route."



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## Did you spot...

This lovely family home is located in a quiet cul de sac



## A message from the seller:

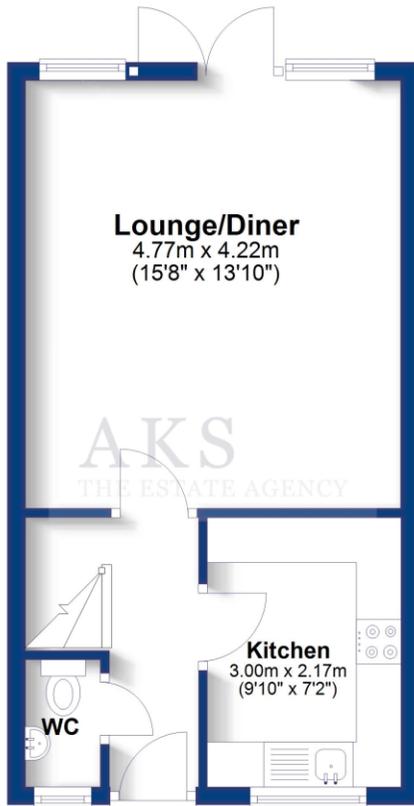
"This has been a fantastic project for us. We purchased this home as a rental investment and have recently renovated it with care and attention to detail to ensure it was comfortable, modern, and well maintained. It has been a rewarding property to own, not only because of the improvements we've made, but also because of its wonderful position tucked away in a quiet cul-de-sac. We've always appreciated the sense of community here and the friendly village atmosphere, which gives the area a warm, welcoming feel. As we pass this home on to its next owners, we truly hope it will be loved and enjoyed just as much, and that it becomes a place of comfort, happiness, and new memories".

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# Floor Plan

## Ground Floor

Approx. 33.2 sq. metres (357.3 sq. feet)



## First Floor

Approx. 33.5 sq. metres (360.7 sq. feet)



Total area: approx. 66.7 sq. metres (718.0 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Key Features:

- THREE BEDROOM END OF TERRACE
- FULLY REFURBISHED THROUGHOUT
- GARAGE AND DRIVEWAY PARKING
- QUIET CUL-DE-SAC IN A GREAT VILLAGE LOCATION
- SPACIOUS MAIN BEDROOM WITH FITTED MIRRORED WARDROBES
- 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 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 Etwall.



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 watch the property video

