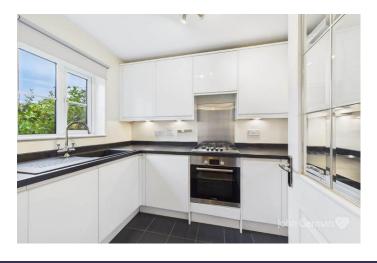
Eden Close Hilton, Derby, DE65 5NL







Lovely modern home suitable for couples or young families, ready to move straight into with no upward chain. Great condition throughout with a contemporary fully integrated kitchen, living room, ground floor WC, first floor family bathroom and three bedrooms all on one level.

£220,000



The property is set in a great position towards the head of the cul-de-sac on a larger than average plot with the added benefit of plenty of privacy in the rear garden which faces South Easterly.

The vibrant village of Hilton offers an exceptional blend of convenience and community spirit. Families will appreciate the proximity to renowned local schools such as Hilton Primary School and John Port Spencer Academy. For everyday essentials, the nearby Hilton Village shopping centre features a variety of stores. Enjoy dining at local pubs like The Kings Head and The Old Talbot or spend time on local countryside walks and the scenic Hilton Gravel Pits Nature Reserve. With excellent transport links to Derby city centre and the A50, this location is perfect for both commuters and those seeking a lively, modern lifestyle.

Entrance to the property is via a spacious entrance hall with real wood flooring that extends straight through to the living room. Stairs rise to the first floor, part glazed doors lead off the ground floor living spaces and into the ground floor guest WC which is fitted with a low flush WC and wash handbasin.

The contemporary kitchen has been fitted with a range of sleek handleless base and eye level units with under unit lighting, worktop space over, inset sink unit with mixer tap with window above and a full range of integrated appliances including an AEG slimline dishwasher, Indesit washing machine, Bosch oven and gas hob with extractor hood over, Bosch fridge and freezer.

To the rear of the property is a generous living room with a lovely wood floor and French doors and matching windows opening out onto the rear garden. On the first floor are three well proportioned bedrooms and a family bathroom fitted with a full three piece suite comprising low flush WC, pedestal washbasin and a panelled bath with shower over and glass screen, extensive tiling, chrome heated towel rail and window to the side.

Outside the property is set well back from the road behind a low maintenance front garden with a paved pathway leading to the front entrance door, gravelled beds and herbaceous planting.

To the side of the property is a long tarmaced driveway providing extensive parking as well as access to the brick built garage which has lighting.

Gated access leads to the fully enclosed and private rear garden which has been professionally landscaped with a generous paved patio adjacent to the rear of the house leading to a raised lawn with ornamental borders and a raised flower bed to the rear

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 & Garage Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Gas

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

Broadband type: TBC

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

Our Ref: JGA01102025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

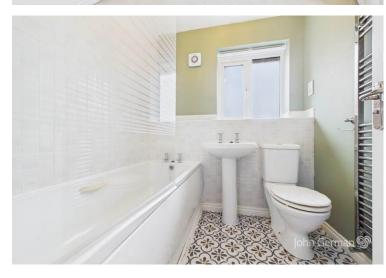
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.













John German 🧐





Agents' Notes

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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