

CURRAN
BIRDS
+ CO

Wildhay Brook, Hilton

DE65 5NU

£299,950



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



A most spacious "Redrow Built" three storey, four double bedroom detached property occupying this popular modern development, close to open countryside and excellent local amenities. The property offers over 1350 square feet of well proportioned living accommodation with particularly spacious bedrooms including a superb top floor, primary bedroom suite with built in wardrobes and contemporary en-suite bathroom. The property also has a car port and additional allocated parking space to the rear.

The property has the benefit of gas central heating, uPVC double glazing and in brief comprises: entrance hallway, downstairs wc, lounge, dining room and sun room. The first floor landing lead to three generous double bedrooms and contemporary bathroom. The second floor landing leads to a primary bedroom with built in wardrobes and contemporary en-suite bathroom.

Outside, the property has a low maintenance paved foregarden with gated access leading the delightful south facing enclosed rear garden with lawned area, timber decked seating area and access to the rear covered car port with parking space and additional car parking space.





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LOCATION

Nestled in the vibrant village of Hilton, Derby, this property 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 relax at 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, close-knit community lifestyle.









The Particulars

- Redrow Built Modern Three Storey Property
- Four Generous Sized Double Bedrooms
- Two Bathrooms & W/C Facility
- Two Reception Rooms & Additional Sun Room
- Landscaped Garden with Decking Area for Entertaining
- Car Port & Off Street Parking Space
- John Port School Catchment
- Within a Short Drive Of A50 & A38
- Many Village Amenities & Pubs Close By
- Well Presented Accommodation

Size

Approx 1367.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

D

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Let's Talk

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