

CURRAN
BIRDS
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Egginton Road
Old Hilton Village
£350,000



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GENEROUS PLOT - STUNNING MATURE SOUTH FACING REAR GARDEN - An opportunity to acquire this individually designed and most deceptively spacious detached home, set within the heart of Old Hilton Village. The property offers around 1200 square feet of living accommodation over two floors and includes a most spacious 25ft primary bedroom. The property occupies this beautiful plot and is set in this secluded position set back from Egginton Road with a generous driveway and parking area. A true feature of this property is generous mature south facing landscaped rear garden which offers a good degree of privacy and really has to be viewed to be fully appreciated.





The Detail

An opportunity to acquire this individually designed and most deceptively detached home, set within this secluded position in the heart of Old Hilton Village. The property offers around 1200 square feet of living accommodation over two floors and the accommodation has been beautifully maintained but does require some cosmetic updating. The property offers exciting potential for improvement and with the generous plot there is potential for rear extension (subject to necessary planning consent being obtained)

The accommodation has the benefit of gas central heating with Worcester central heating boiler and uPVC double glazing throughout. In brief the property comprises: spacious entrance hallway, downstairs wc, kitchen, side hallway, dining room/bedroom three and lounge with french doors opening out onto the beautiful enclosed south facing rear garden. The first floor landing gives access to a most spacious 25ft primary bedroom, second double bedroom and four piece bathroom suite.

The property occupies this beautiful plot and is set in this secluded position set back from Egginton Road with a generous driveway and parking area. There is also potential for a detached garage (subject to planning consent being obtained)

A true feature of this property is generous mature south facing landscaped rear garden with extensive shaped lawn, well stocked planting borders and this enclosed garden offers a good degree of privacy and really has to be viewed to be fully appreciated.







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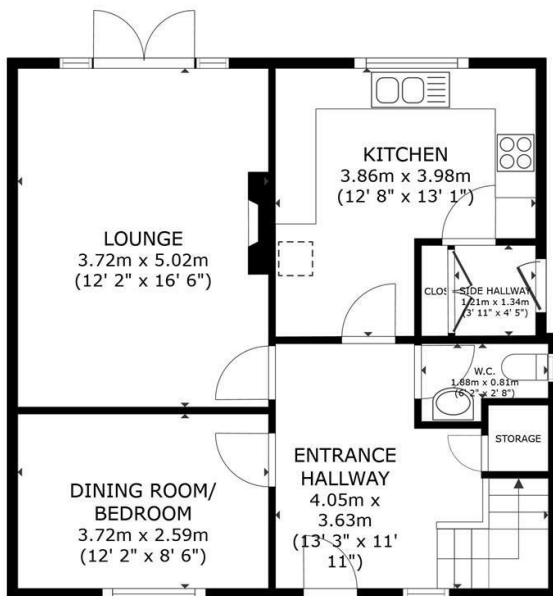
The Location

Nestled in the old part of Hilton Village, this property is ideally situated for family living. It falls within the catchment area of the highly regarded John Port School, ensuring top-notch education opportunities. The area boasts excellent primary schools, making it perfect for young families. Commuting is a breeze with easy access to the A38 and A50, and East Midlands Airport is just a short drive away. Daily conveniences are well-catered for with a local shopping precinct and a nearby supermarket. For leisure and recreation, the Great Northern Cycle Track is close by, perfect for cycling enthusiasts. Additionally, the Church Broughton Heath Golf and Tennis Club, featuring an outdoor padel tennis court, offers exceptional facilities for sports lovers. This property truly combines convenience, education, and leisure in one desirable package.

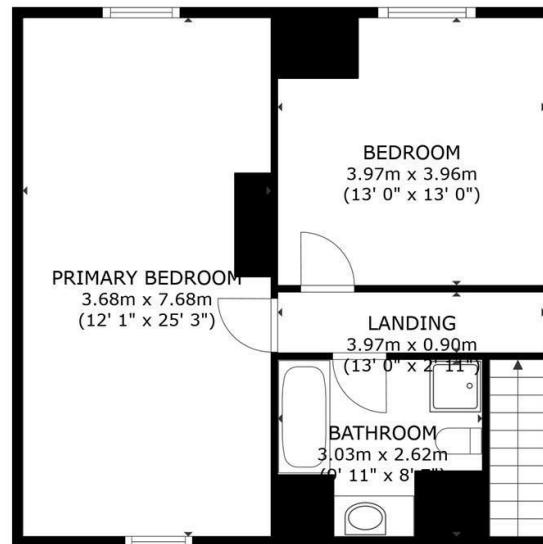








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 59.9 m² (644 sq.ft.) FLOOR 2 59.6 m² (641 sq.ft.)
 TOTAL: 119.4 m² (1,286 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Particulars

- Individual Detached Home
- Generous Plot with Stunning Landscaped Rear Garden
- Located in the Heart of Old Hilton Village
- Potential for Extension to Rear (Subject to Necessary Planning Consent)
- Spacious Entrance Hallway, Downstairs WC, Fitted Kitchen & Side Hallway
- Dining Room or Bedroom Three & Living Room with French Doors to Garden
- Very Spacious Primary Bedroom, Double Bedroom Two & Four Piece Bathroom
- Secluded Position with Long Driveway & Parking Area
- Close to Open Countryside & Excellent Access to Road Networks
- No Chain Involved

Size

Approx 1286.00 sq ft

Energy Performance Certificate (EPC)

Rating D

Council Tax Band

D

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Let's Talk

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