Astley Gardens, Hilton

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£270,000

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This property at a glance:

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Watch the video

Astley Gardens, Hilton

Mikaela says:

"Tucked away on this small and peaceful development in Hilton, Astley Gardens is a lovely three-bedroom semi-detached home with a really welcoming feel.

The spacious hallway leads through to a bright breakfast kitchen and a generous living room that runs the full width of the house, with double doors opening straight out onto the garden. There are some great touches throughout, including wall panelling and a stylish media wall, giving the home a modern feel without losing its warmth.

Upstairs, there are three bedrooms, two of which are good-sized doubles, with the main bedroom benefiting from its own en-suite. There's also a modern and neutral family bathroom.

Outside, the garden is a real bonus, with a covered decking area directly from the living room and a second decked area further down — ideal as a play space, garden bar or somewhere to sit and enjoy the summer. There are also established fruit trees and handy access back onto the driveway.

Being tucked away from the main road means it feels lovely and quiet, while still having plenty of walks, a cycle track and woodland paths nearby.

A well-presented home in a peaceful setting, with plenty to love both inside and out."

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Did you spot...

This beautiful home has a private garden with 2 decked areas

A message from the seller:

"We love this house, it was the first house we bought together and many happy memories have been made here. We have enjoyed living here with the community of the estate around us, everyone is lovely and we look out for each other in a neighbours group chat on WhatsApp. After 5 years here we are now ready for a bigger space as our family grows. We will definitely miss living here! We hope you love our house just as much as we have."

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Floor Plan

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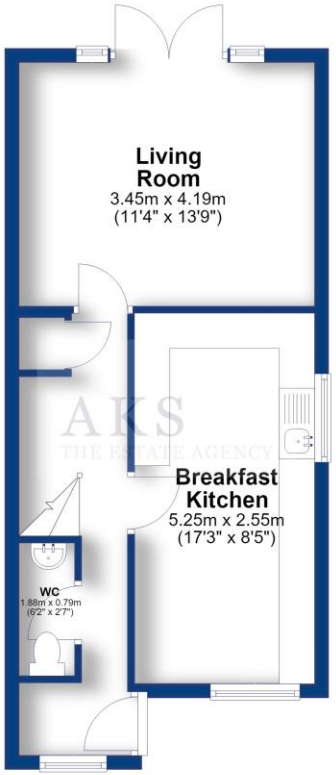
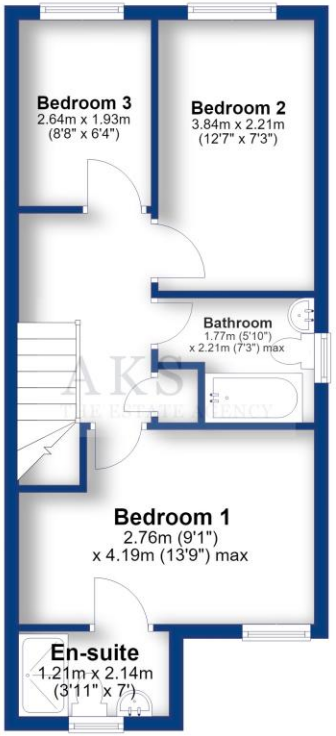
Ground Floor
Approx. 38.5 sq. metres (414.1 sq. feet)

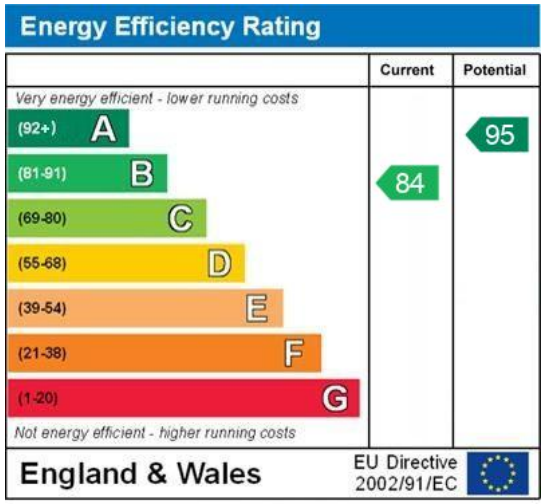


First Floor
Approx. 39.0 sq. metres (419.6 sq. feet)



Total area: approx. 77.5 sq. metres (833.7 sq. feet)

Energy Performance Certificate



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Key Features:

- 3 BEDROOM SEMI DETACHED HOME
- PART OF A SMALL DEVELOPMENT ON THE EDGE OF HILTON VILLAGE
- TANDEM DRIVEWAY PARKING
- EN-SUITE TO BEDROOM 1
- SPACIOUS BREAKFAST KITCHEN
- EPC RATING B

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 A 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.

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

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