

Offers in excess of
£230,000



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This property at a glance:



Watch the video



Sherbourne Drive, Hilton



Mikaela says:

“You can tell as soon as you step inside this home just how much thought and care has gone into every detail of this home. Tucked away in a quiet cul-de-sac in Hilton, the owners have created something really special, with beautiful décor and a lovely finish throughout.

The kitchen is a good size, with plenty of space for appliances and an outlook to the front of the home. To the rear is the generous living room, with French doors opening directly onto the garden and bringing plenty of natural light into the space. There's also a downstairs WC which is always handy!

Upstairs are three good-sized bedrooms. The main bedroom has two windows overlooking the front, built-in storage and feature panelling above the bed giving it a really chic finish. Bedrooms two and three overlook the garden and both offer really useful and versatile space.

The family bathroom is a real standout for me and probably my favourite part of the house. It's been beautifully designed with a modern finish that includes a large shower, sink and toilet - and is another example of how carefully this home has been put together.

Outside, the private rear garden is arranged across multiple levels, with a patio and seating area, lawn and a separate decked area, as well as room for a shed. It doesn't feel too overlooked either, creating a lovely private space to enjoy.

There's also off-road parking for up to four vehicles, while the garage has been converted into a fantastic gym! - Its carpeted, painted and has some great lighting, providing a brilliant additional space. There's even the addition of an EV charger, a great feature for a modern day family.

Overall, this is a beautifully presented three-bedroom home where the details really make the difference – from the décor and bathroom to the private garden and versatile converted garage, all in a quiet Hilton location that's within walking distance to amenities, walks and transport links.”



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Sherbourne Drive, Hilton



Did you spot...

This fantastic family home is situated at the end of a quiet cul-de-sac



A message from the seller:

"Tucked away in the corner of the cul de sac, we've always felt its been our comfortable, warm, happy home that we have enjoyed living in for the past 5 years. Having more than your average off road private parking for 3 to 4 vehicles is a real benefit as parking becomes harder to find. The village itself has a warm community feel with a variety of shops, pubs, leisure facilities and walks. The position of Hilton makes it easy for travel and commuting. As we move onto pastures new, we hope the new owners will be as happy here as we have been."

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Floor Plan

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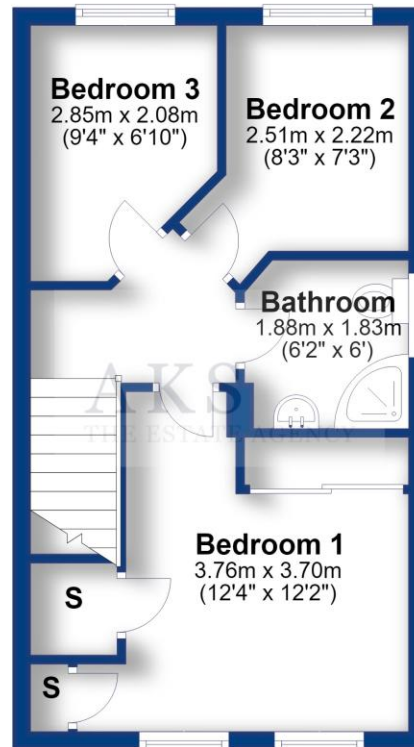
Ground Floor

Approx. 34.7 sq. metres (373.8 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.2 sq. feet)



Total area: approx. 67.9 sq. metres (731.0 sq. feet)



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sherbourne Drive, Hilton

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300+ 5 star Google Reviews



Key Features:

- LOW MAINTENANCE, PRIVATE GARDEN
- DRIVEWAY PARKING, SINGLE GARAGE & EV CHARGER
- SITUATED AT THE END OF A QUIET CUL-DE-SAC
- IDEAL FOR A FIRST TIME BUYER
- TRULY TURN KEY STANDARD
- 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



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