

£240,000



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This property at a glance:



Watch the video



# Eden Close, Hilton



## Mikaela says:

“This is one of those homes that’s really easy to like! It’s a three-bedroom, three-storey home tucked away in a quiet cul-de-sac in the village of Hilton, so it feels calm and family friendly straight away.

Downstairs, the living room diner at the back is a great size, lots of space for family life, sofas, a big table, all the essentials! The double doors open straight out to the garden, which is brilliant in the summer. The garden isn’t overlooked at all and it’s really low maintenance thanks to the artificial lawn, perfect if gardening isn’t your thing. That said, there are raised planters if you do fancy adding a pop of colour. There’s also a gate out the back that takes you to the driveway and single garage, which is really practical.

At the front is a really nice kitchen with a clean, modern finish and space for under-counter appliances. The brick-style tiles and the door handles are my favourite parts. They give the space character and make it feel properly finished.

The middle floor has two good-sized double bedrooms and a modern family shower room, so it works really well for children, guests, or even a home office setup.

And then there’s the top floor, my favourite part of the house. This whole floor is the main bedroom, and the layout just works so well. There’s sleek fitted storage and an en-suite, so it feels like your own little retreat away from the rest of the house.

Overall, this is a great family home in a peaceful spot, with plenty of space to grow into, in a village that’s great for families. One of those places that feels comfortable and easy to live in from day one.”



# Eden Close, Hilton



**Did you spot...**

This fantastic family home has driveway parking and a garage



## A message from the seller:

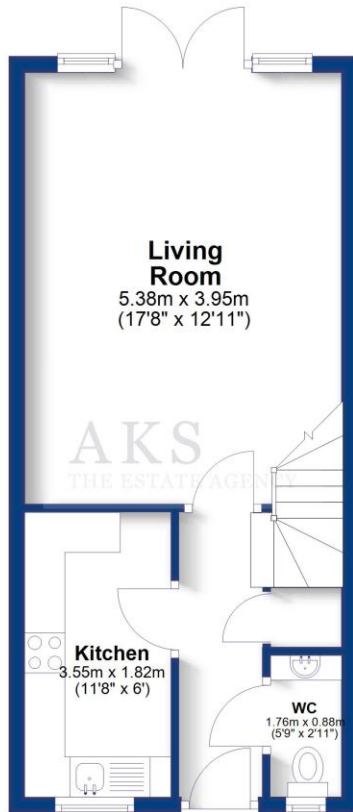
"One of the best parts of living here has been the neighbours — they are amazing and incredibly friendly, and have made this a warm and welcoming place to live. It's a wonderful community, and we're sure whoever moves in will feel at home straight away. The location has been perfect for enjoying everything nearby, from local amenities to relaxing green spaces."

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# Floor Plan

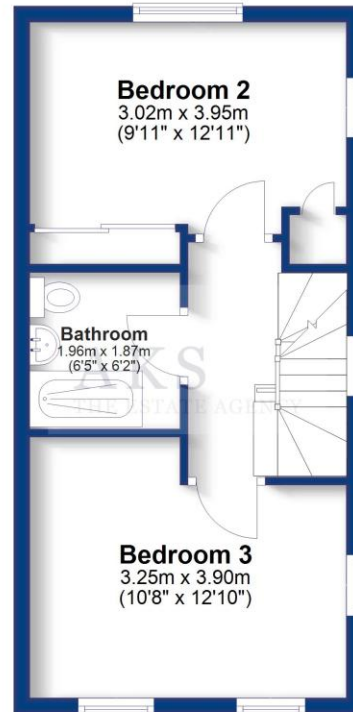
## Ground Floor

Approx. 35.7 sq. metres (383.8 sq. feet)



## First Floor

Approx. 33.1 sq. metres (356.6 sq. feet)



## Second Floor

Approx. 24.5 sq. metres (263.4 sq. feet)



Total area: approx. 93.3 sq. metres (1003.8 sq. feet)

## Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>	71	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# Eden Close, Hilton

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300+ 5 star Google Reviews



## Key Features:

- THREE STOREY, THREE BEDROOM HOUSE
- FANTASTIC CUL-DE-SAC LOCATION
- DRIVEWAY PARKING AND DETACHED GARAGE
- SPACIOUS MAIN BEDROOM WITH EN-SUITE
- 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 and pharmacy, The Post Office, several nurseries, Tesco Express, Aldi and plenty of takeaway food options. Hilton has several 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 Primary and The Mease Spencer Academy which both feed through to John Port School in the neighbouring village of Etwell.



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

