Errwood Close, Hilton

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Offers in excess of
£240,000

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This property at a glance:

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Watch the video

Errwood Close, Hilton

Jodie says:

"Tucked away in a quiet cul-de-sac, this beautifully presented three-bedroom semi-detached home offers a wonderful blend of modern style, practical living and fantastic outdoor space. From the moment you arrive, it's easy to appreciate the lovely kerb appeal, with its well-maintained front garden, colourful planted borders, tandem driveway and the added convenience of an EV charger.

Stepping inside, you're welcomed by a bright entrance hallway with a handy downstairs WC – always a practical feature for busy households and visiting guests.

One of the things I really love about this home is the way the kitchen flows effortlessly into the living and dining space. It creates such a sociable layout that's perfect for everyday family life as well as entertaining. The kitchen itself is sleek and modern, offering plenty of worktop and storage space, along with room for all your appliances. The ceiling spotlights, together with the subtle lighting beneath the kitchen units, add a stylish finishing touch and create a lovely ambience in the evenings.

The living and dining area is a generous, light-filled space with useful understairs storage and double doors opening directly onto the garden, making it easy to enjoy indoor-outdoor living during the warmer months.

Upstairs, you'll find three well-proportioned bedrooms. The main bedroom benefits from built-in sliding wardrobes and its own en-suite shower room, while the second double bedroom offers excellent space for family or guests. The third bedroom makes an ideal child's room, nursery or home office, depending on your needs. Completing the first floor is a modern family bathroom.

Outside, the landscaped rear garden has been thoughtfully designed to make the most of the space. I particularly like the two separate patio seating areas, giving you the option to enjoy the sun at different times of the day or create distinct spaces for relaxing and dining. There's also a generous lawn and attractive planted borders that bring colour and interest throughout the seasons.

Whether you're taking your first step onto the property ladder, looking for more space for a growing family or hoping to downsize without compromising on comfort, this is a home that really ticks the boxes. Beautifully presented throughout and situated in a sought-after location, it's ready for its next owners to move straight in and enjoy".

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Did you spot...

This great family home is available with no onward chain

A message from the seller:

" I'm selling this much-loved first home after nearly five years here. It's been a very special chapter as my first property, and I've genuinely enjoyed every bit of it. Recent work-related changes have created long commutes, making it the right time for me and my partner to take the next step and buy our first home together. The property benefits from a great garden that's been perfect for relaxing and entertaining, excellent commuting connections, and lovely neighbours."

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Floor Plan

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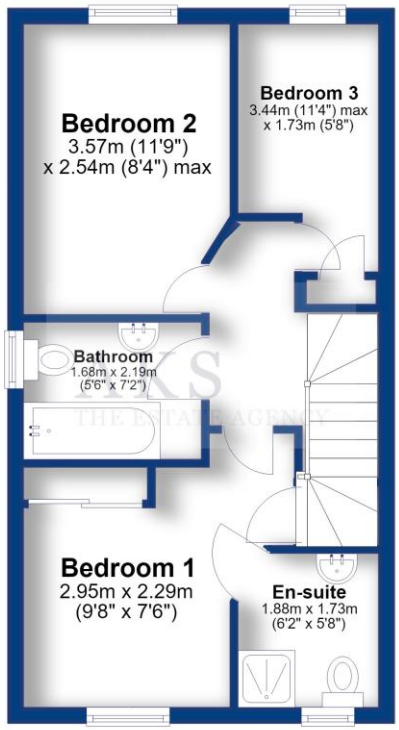
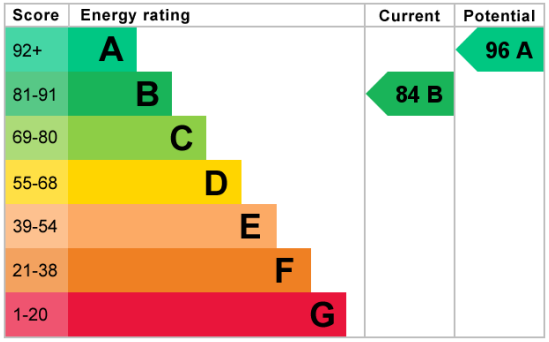
Ground Floor
Approx. 38.9 sq. metres (418.6 sq. feet)

First Floor
Approx. 36.7 sq. metres (395.3 sq. feet)



Total area: approx. 75.6 sq. metres (814.0 sq. feet)

Energy Performance Certificate



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Key Features:

- NO ONWARD CHAIN
- THREE BEDROOM SEMI-DETACHED HOUSE
- OPEN PLAN KITCHEN THROUGH TO LIVING-DINING ROOM
- BEAUTIFULLY PRESENTED THROUGHOUT
- LANDSCAPED GARDEN
- CUL-DE-SAC LOCATION
- 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 and 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 **Jodie** call **01332 30 30 30**

Click here to watch the property video

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