

# Farm Close

Hilton, Derbyshire, DE65 5JZ

John German



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£397,500

This stunning home features an elegantly styled refitted interior ready to move into set in a quiet cul-de-sac. There is a lovely lounge, impressive kitchen/breakfast/diner, conservatory, superb & substantial master with a refitted ensuite, bathroom, drive, garage & attractive easy maintenance gardens.

This home features a beautifully styled elegant interior with a luxury feel ideal for a family and is ready to move in to.

Situated in the lovely Farm Close with a block paved frontage and door opening into a welcoming hall with a staircase to the first floor and doors leading off. There is a handy internal door into the garage and a refitted guest WC.

The lounge offers a room with style to relax in, a bay window framing views to front, fitted media wall and modern column style radiator.

Across the rear of the property is a real highlight of this home, a stunning open plan breakfast kitchen/diner, a fab space for families and entertaining. The kitchen is well appointed with a range of units with space for appliances, breakfast bar ideal for busy mornings and space for a dining table. A window and door connect the inside with outside and the conservatory creates that extra space with garden views.

To the first floor where the landing has doors leading off to four bedrooms. The master is a wonderful bedroom, generously sized with fitted wardrobes, bedside reading lights and a lovely refitted ensuite shower room. Bedrooms two, three and four are all well proportioned sharing a family bathroom with a bath and separate shower.

Outside, the rear garden has been landscaped for easier maintenance, split level with a paved terrace and artificial lawns and having a side access gate.

Situated on the older side of Hilton which has plenty of essential amenities including, a doctors, pharmacy, post office, school & nursery, 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. 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.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard **Parking:** Drive & Garage **Electricity supply:** Mains

**Water supply:** Mains **Sewerage:** Mains **Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA20042026

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Ground Floor

Approximate total area<sup>(1)</sup>

123 m<sup>2</sup>  
1324 ft<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

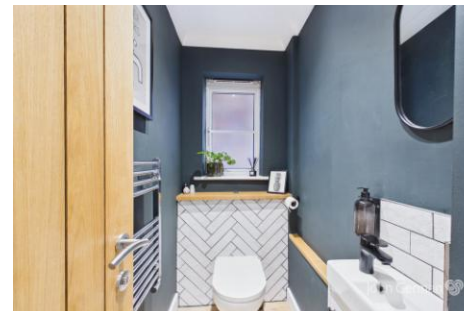
**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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