



HILTON CLOSE, MICKLEOVER, DERBY

PRICE £240,000

3 BEDROOM | 1 BATHROOM | 1 RECEPTION



WELCOME TO HILTON CLOSE

NO CHAIN, IDEAL FIRST TIME BUY - Situated within a quiet cul-de-sac just a short distance from the centre of Mickleover Village, this three-bedroom semi-detached property offers comfortable accommodation, generous outdoor space and a highly convenient setting close to a wide range of local amenities. The layout has been designed with everyday living in mind, featuring a spacious lounge opening into the dining area, creating a sociable flow through the ground floor.

The fitted kitchen provides direct access to the rear garden, while upstairs offers three well-proportioned bedrooms, a family bathroom and useful built-in storage. Outside, the landscaped rear garden includes a patio, barbecue area, lawn, workshop, storage shed and covered carport, providing excellent space for relaxing, entertaining and practical storage. A driveway to the front offers off-road parking, while the property's position within easy reach of schools, shops, cafés and transport links makes it an excellent choice for buyers seeking a well-located home within the heart of Mickleover.

THE DETAIL

The Detail

The property is approached via a landscaped front garden laid with artificial turf, creating an attractive and low-maintenance first impression, alongside a generous driveway providing ample off-road parking. Stepping inside, the entrance hallway provides access to the principal living accommodation and staircase rising to the first floor.

Located at the front of the home, the lounge is filled with natural light from the front-facing window and features an attractive fireplace with an inset pebble-effect fire, creating a welcoming focal point. An archway opens into the dining area, giving the ground floor an excellent sense of space whilst retaining defined living areas. The dining room benefits from a useful under-stairs storage cupboard and sliding patio doors opening onto the rear garden, allowing plenty of daylight to flow through the home. The adjoining fitted kitchen is equipped with a range of wall and base units, incorporating a cooker, hob and stainless steel cooker hood, together with space for both a washing machine and dishwasher. A door provides direct access to the garden, making outdoor dining and entertaining particularly convenient.

The first floor landing provides access to all three bedrooms, the family bathroom, loft space and additional storage. The principal bedroom enjoys fitted mirrored sliding wardrobes together with an airing cupboard housing the central heating boiler. The second double bedroom overlooks the rear garden and benefits from fitted wardrobes, while the third bedroom offers flexibility as a child's bedroom, nursery or home office.

CB+CO





The bathroom is fitted with a white three-piece suite comprising a bath with thermostatic shower over, wash basin and WC.

Outside, the landscaped rear garden has been designed to create an enjoyable outdoor environment with a generous patio ideal for entertaining, a dedicated barbecue area, lawn, raised bark planting bed and enclosed fencing providing privacy. To the rear of the garden is a useful storage shed, workshop and covered carport, offering excellent storage, workspace and further practicality. The property also benefits from gas central heating throughout.

Situated within a peaceful cul-de-sac, the property enjoys an excellent position within easy reach of Mickleover Village, where a wide range of everyday amenities include supermarkets, independent shops, cafés, restaurants, public houses and healthcare facilities. Families will appreciate the choice of well-regarded schools nearby, while excellent transport links provide straightforward access to Derby city centre, the Royal Derby Hospital, the A38 and A50. Nearby parks, walking routes and leisure facilities further enhance the appeal of this popular village location, making it an excellent place to enjoy both convenience and community.

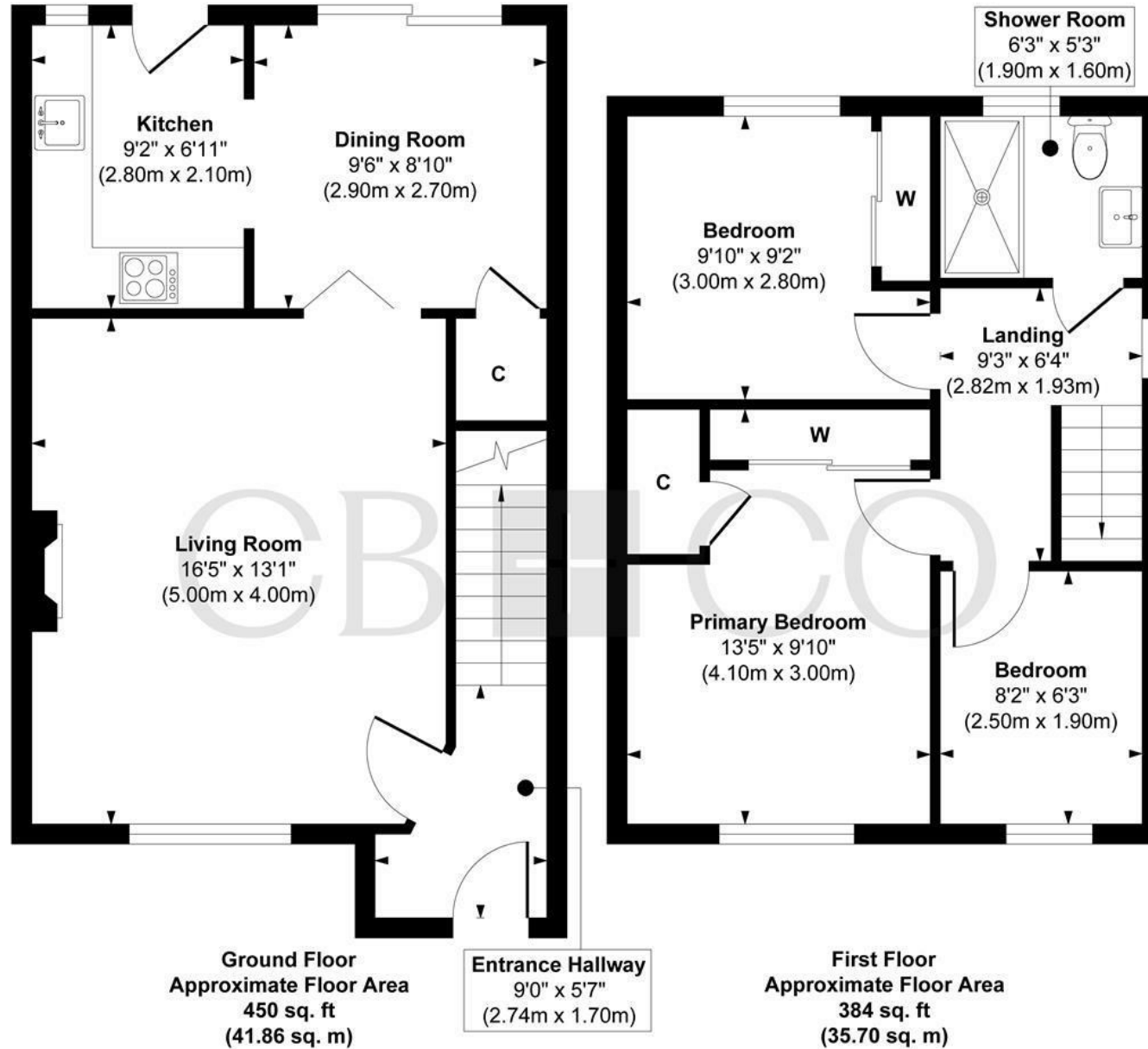








Hilton Close



Approx. Gross Internal Floor Area 834 sq. ft / 77.56 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

834.00 sq ft

EPC RATING

D

COUNCIL TAX BAND

B

- Three Bedroom Semi-Detached Family Home Situated Within A Quiet Cul-De-Sac
- Spacious Lounge With Feature Fireplace And Opening Through To The Dining Area
- Dining Area With Under-Stairs Storage And Sliding Patio Doors To The Garden
- Fitted Kitchen With Ample Storage, Cooker, Hob And Space For Appliances
- Three Well-Proportioned Bedrooms Including Fitted Wardrobes To Two Bedrooms
- Family Bathroom Fitted With A Three-Piece Suite And Thermostatic Shower Over The Bath
- Landscaped Rear Garden With Patio, Lawn And Raised Bark Planting Bed
- Dedicated Barbecue Area Providing An Excellent Space For Outdoor Entertaining
- Useful Workshop, Storage Shed And Covered Carport
- No Chain, Ideal First Tie Buy

DARLEY ABBEY MILLS

THE MILLS

First Floor
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Middle Mill
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MICKLEOVER

THE STUDIO

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