

Enfield Close, Hilton

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Offers in excess of
£250,000



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This property at a glance:



Watch the video



TORCG

Enfield Close, Hilton



Mikaela says:

“This is a fantastic, beautifully maintained detached three-bedroom home, set in the ever-popular village of Hilton, perfectly placed for local amenities, well regarded schools and fantastic transport links.

A real highlight is that unlike some link detached homes on this road, this property is fully detached, offering that extra sense of privacy. There is off-road parking for one car, an EV charger and a lovely green space to the front, adding to the overall feel of the setting.

The current owners have thoughtfully renovated the property to suit modern family living. To the rear, the kitchen has been opened up to create a stunning, light-filled kitchen diner. Well equipped with integrated appliances, it's an ideal space for both day-to-day life and entertaining. It flows effortlessly out into the garden, where newly laid concrete tiling mirrors the interior flooring, creating a seamless connection between inside and out.

The kitchen has been cleverly designed with additional concealed sockets inside a cupboard, perfect for a hidden microwave and keeping worktops clean and clutter-free.

The living room is a lovely, bright and spacious area to relax in, while the refitted downstairs WC adds a stylish and practical touch to the ground floor.

Upstairs, there are three bedrooms, all neutrally decorated, along with a modern family bathroom and great storage making it a home you can move straight into and add your own personal touch.

In the garden there's various areas to enjoy such as a patio space and a versatile gravelled play area, along with space for a shed. From the patio, you also have direct access into the attached garage, along with a handy side gate leading round to the front of the property.

A truly lovely, detached home that's been well cared for and thoughtfully improved ready for its next owners to enjoy.”

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Did you spot...

This fantastic family home has a garage, driveway and EV charger



A message from the seller:

This has been my first home for over seven years, and than five years ago it became our first home together, where so many special memories began. It's where we welcomed our daughter, now four, and where we got married, making it a truly meaningful family home. I've always loved how friendly and welcoming the village is, and our neighbours have been wonderful, we'll definitely be keeping in touch. The house itself has been perfect for us, offering a lovely sense of privacy with side access and a detached garage, and the nearby green space has been ideal for our daughter. I've also really enjoyed hosting here, with the garden being a great space for gatherings. It's very sad to leave, as this home holds so many special memories, but we'll always look back on our time here with real fondness."

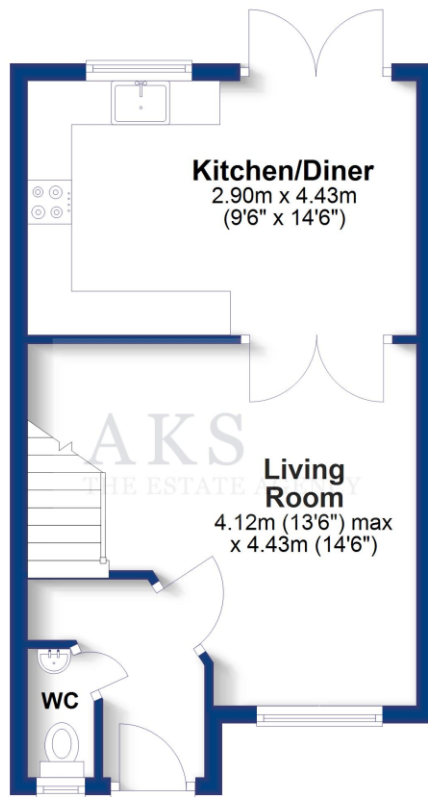
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Floor Plan

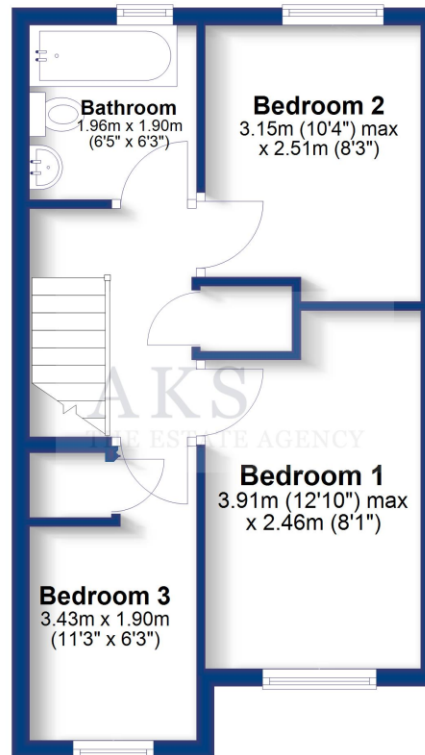
Ground Floor

Approx. 33.2 sq. metres (357.0 sq. feet)



First Floor

Approx. 34.3 sq. metres (368.8 sq. feet)



Total area: approx. 67.4 sq. metres (725.8 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Key Features:

- KITCHEN-DINER TO THE REAR
- FANTASTIC LOCATION WITH GREEN SPACE TO THE FRONT
- POPULAR VILLAGE LOCATION CLOSE TO AMENITIES
- EPC RATING C
- GARAGE AND DRIVEWAY PARKING WITH EV CHARGER
- DETACHED 3 BEDROOM HOME



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 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

