

Offers in excess of
£260,000



This property at a glance:



2



3



2



1



D



Watch the video



Calder Close, Hilton



Jodie says:

"I think this three-bedroom detached home is full of potential and offers a fantastic opportunity for someone ready to modernise and make it their own. With driveway parking and an integrated garage, the essentials are already in place.

Stepping through the open porchway into the hallway, I think you'll appreciate the layout. The front living room flows into the dining room through a lovely archway, giving each space its own feel while still connecting them. The double doors out to the garden add a great sense of light and openness. To the side, the kitchen comes with a separate utility room, plus a handy downstairs WC and side access to the garden. I think these features make everyday living that bit easier.

Upstairs, there are three well-proportioned bedrooms. The main bedroom has its own en-suite, while the family bathroom serves the rest. I think the extra storage in the second bedroom and on the landing is a real bonus.

Outside, the large south-facing garden is a highlight. Split across two levels, with a generous patio area, making this the perfect spot for outdoor seating, entertaining, or simply enjoying the sunshine. Overall, I think this property is a wonderful blank canvas. With its spacious layout and excellent garden, it's ready for someone to bring fresh ideas and create a truly special home".

Calder Close, Hilton



Did you spot...

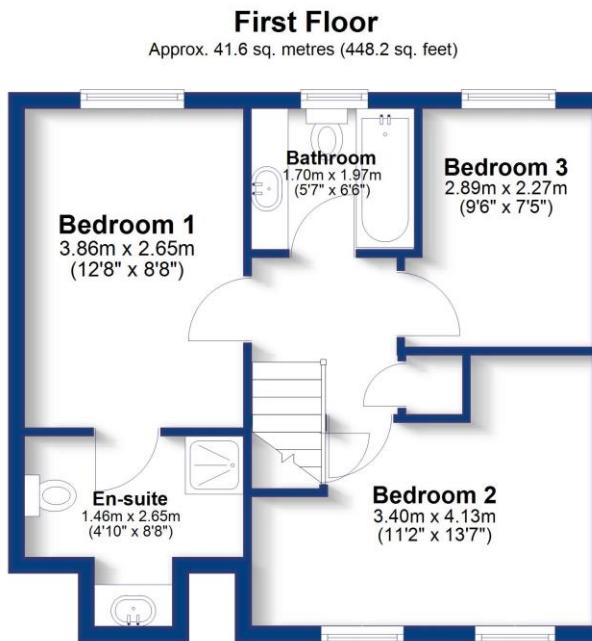
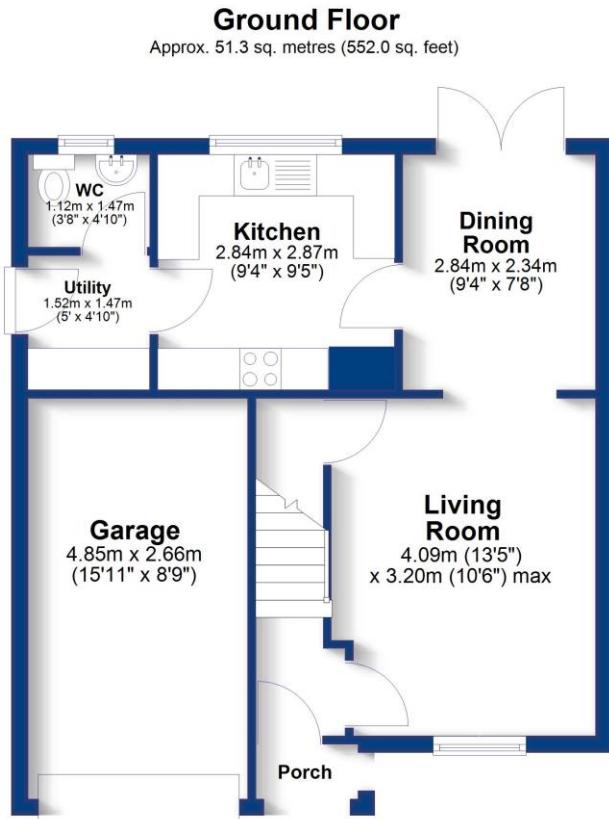
This great family home is available with no upward chain



A message from the seller:

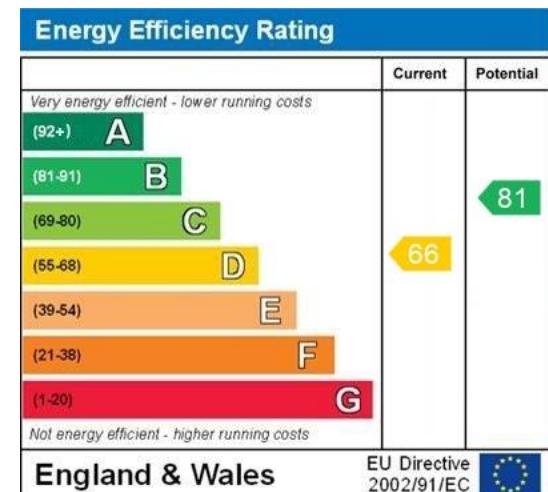
"I moved into the property over 20 years ago. It was a great place for bringing up my sons, with easy access to the Primary School just round the corner. They then progressed to John Port School which gave them an excellent education. It was also convenient for me to get to work with the excellent nearby road network. There is also the Village Hall, Scout Hut, Tennis courts and park a stone's throw away. Not to mention the village shops, pubs and doctors all a short walk away. The street is lovely and quiet with friendly neighbours".

AKS
THE ESTATE AGENCY



Total area: approx. 92.9 sq. metres (1000.2 sq. feet)

 **Energy Performance Certificate**



Calder Close, Hilton

Presented by

AKS
THE ESTATE AGENCY



Key Features:

- THREE BEDROOM DETACHED HOUSE
- TWO RECEPTION ROOMS, KITCHEN, UTILITY AND WC
- MAIN BEDROOM WITH EN-SUITE
- DRIVEWAY PARKING AND INTEGRAL GARAGE
- SPLIT LEVEL SOUTH FACING GARDEN
- TUCKED AWAY IN A QUIET CUL-DE-SAC
- NO ONWARD CHAIN
- 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 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.



300+ 5 star Google Reviews



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

