

# Foss Road, Hilton

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**£100,000**



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This property at a glance:



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TORCG

# Foss Road, Hilton



## Jodie says:

"I think this charming one-bedroom coach house is a fantastic opportunity for a first-time buyer, downsizer, or investor, particularly given its position right in the heart of the village.

One of the things I particularly like about this house is the bright and well-planned open-plan living space. In my opinion, it works exceptionally well for modern living, creating a sociable environment where you can cook, dine and relax all within one comfortable space. The kitchen is well-equipped and flows naturally into the living area, making it ideal for both everyday life and entertaining friends and family.

The bedroom is a generous size with plenty of space for wardrobes and additional furniture, while the bathroom has been finished to a good standard and has the added benefit of an overhead shower.

Outside, the driveway parking is a valuable feature and I particularly like the outlook from the property, with views across the park providing an attractive and open aspect that really adds to the overall appeal.

Overall, I think this is a home that offers an excellent balance of comfort, practicality and location. It's ready to move straight into and enjoy, and in my opinion will appeal to a wide range of buyers looking for a low-maintenance property in a desirable village setting".

# Foss Road, Hilton



**Did you spot...**

This fantastic 1 bed  
coach house overlooks  
the park



A message from the seller:

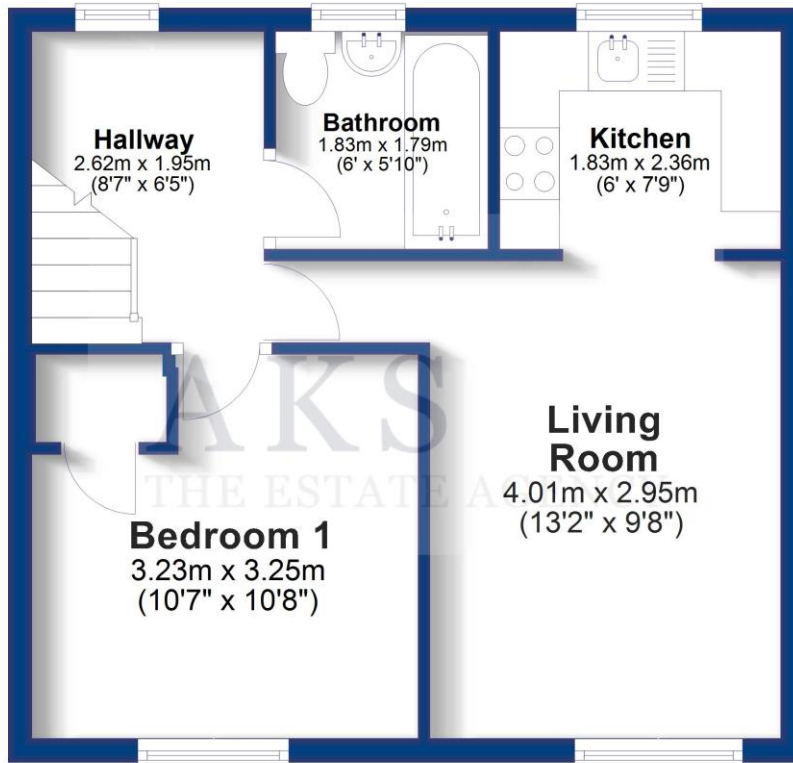
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# Floor Plan

## Ground Floor

Approx. 37.4 sq. metres (402.7 sq. feet)



Total area: approx. 37.4 sq. metres (402.7 sq. feet)



## Energy Performance Certificate

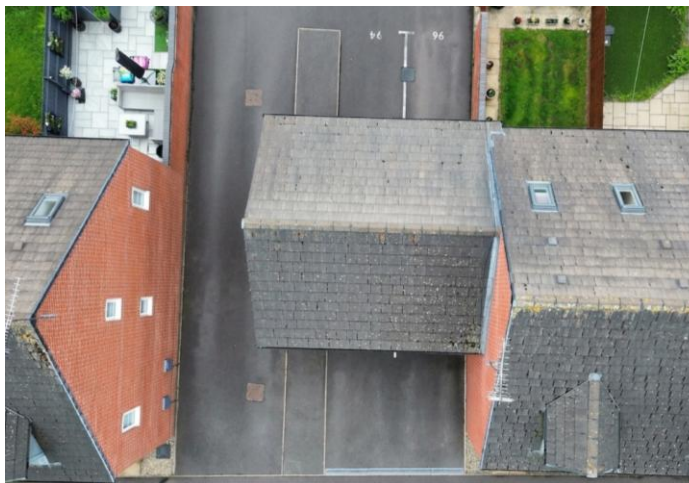
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Foss Road, Hilton

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## Key Features:

- ONE BEDROOM COACH HOUSE
- OPEN PLAN LIVING-KITCHEN ROOM
- DRIVEWAY PARKING FOR ONE CAR
- PERFECT FIRST HOME OR INVESTMENT
- OVERLOOKING THE PARK
- CENTRAL VILLAGE LOCATION
- 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 with two pharmacies, 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

