





Situated on Stowe Lane in the sought-after village of Hilton, Derby, this well-presented three-bedroom mid-terraced home offers a blend of contemporary style and practical living space, making it an ideal choice for growing families or first-time buyers. The property is perfectly positioned to enjoy Hilton's village amenities, local schooling, and excellent transport links.

Internally, the home opens with a welcoming entrance hall leading to a bright lounge and a practical cloakroom. The ground floor is further enhanced by a modern kitchen/diner, featuring a comprehensive range of fitted wall and base units and French doors that provide a seamless transition to the outdoor space. To the first floor, the property has three bedrooms, including a principal bedroom with a contemporary en-suite shower room, alongside a comprehensive family bathroom.

Externally, the property presents an attractive brick and render facade, complemented by a tarmac driveway providing off-road parking for two vehicles. To the rear, the home enjoys a private, enclosed garden mainly laid to lawn and secured by featherboard fencing. A patio area adjoining the rear elevation provides an ideal space for relaxing or entertaining, with a pathway leading to the side gate.

Further benefits include uPVC double glazing and gas central heating throughout.



Exterior

Attractive brick construction featuring a render surround to the front window, complemented by a tarmacadam driveway providing off-road parking for two vehicles.

Entrance Hall

Welcoming entrance hall comprising a central heating radiator and thermostat. Providing access to the lounge and cloakroom with stairs rising to the first floor. Vinyl flooring throughout.

Cloakroom

Practical cloakroom featuring a uPVC double glazed window to the front elevation, incorporating a low level WC and corner wash hand basin with mixer tap. Complemented by a central heating radiator and vinyl flooring.

Lounge

Bright lounge featuring a uPVC double glazed window to the front elevation and a central heating radiator. The room provides access to a useful understairs storage cupboard and leads directly into the kitchen/diner. Carpeted flooring throughout.

Kitchen/Diner

Modern kitchen/diner featuring a uPVC double glazed window to the rear elevation and French doors providing access to the rear garden. The space incorporates a comprehensive range of base and wall units complemented by laminate work surfaces, incorporating an under-counter single electric oven, electric hob, extractor fan, and a stainless steel sink with draining board and mixer tap. Complemented by a central heating radiator and vinyl flooring.



First Floor Landing

Landing with carpeted flooring, providing access to all bedrooms, the family bathroom, and a useful storage cupboard

Bedroom One

Principal bedroom featuring a uPVC double glazed window to the front elevation, a central heating radiator, and a central heating thermostat. The room provides access to both a storage cupboard and the en-suite shower room. Carpeted flooring throughout.







En-suite

Contemporary en-suite incorporating a uPVC double glazed window to the front elevation, a low level WC, and a wash hand basin with mixer tap. The room further features a shower cubicle with full height tiling and a mains-fed thermostatic shower, complemented by half-height tiling behind the WC and basin. Complemented by a central heating radiator and vinyl flooring.

Bedroom Two

Bright bedroom featuring a uPVC double glazed window to the rear elevation and a central heating radiator. Carpeted flooring throughout.



Bedroom Three

Bedroom featuring a uPVC double glazed window to the rear elevation and a central heating radiator. Carpeted flooring throughout.

Family Bathroom

Comprehensive family bathroom comprising a low level WC, wash hand basin with mixer tap, and a fitted panel bath with mixer tap and electric shower above, complete with a glass shower screen. The room is further enhanced by half-height tiling behind the sink and WC, and full-height tiling around the bath. Complemented by a central heating radiator and vinyl flooring.

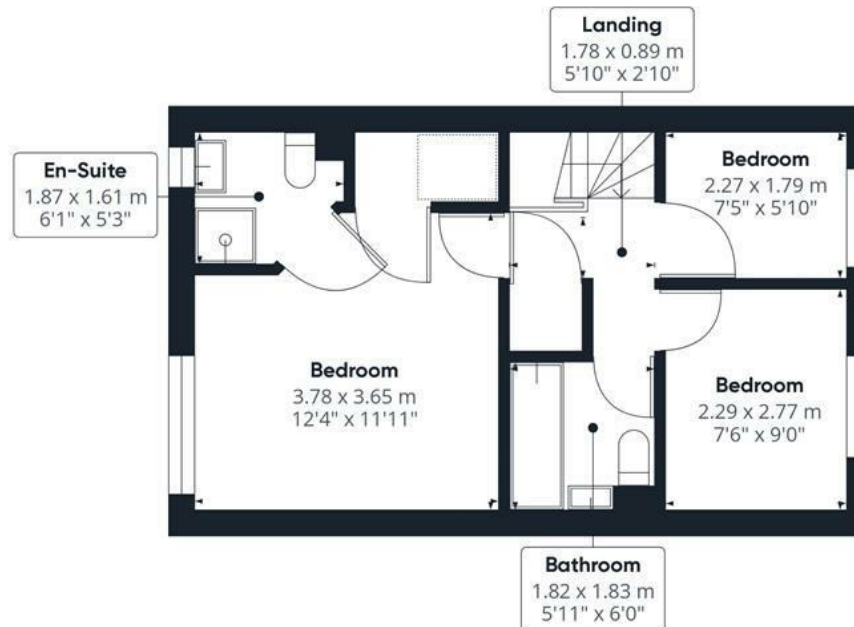


Rear Garden

Private rear garden mainly laid to lawn and enclosed by featherboard fencing. A patio area is situated against the rear elevation of the property, with a pathway providing access to the side gate.



Floor 0



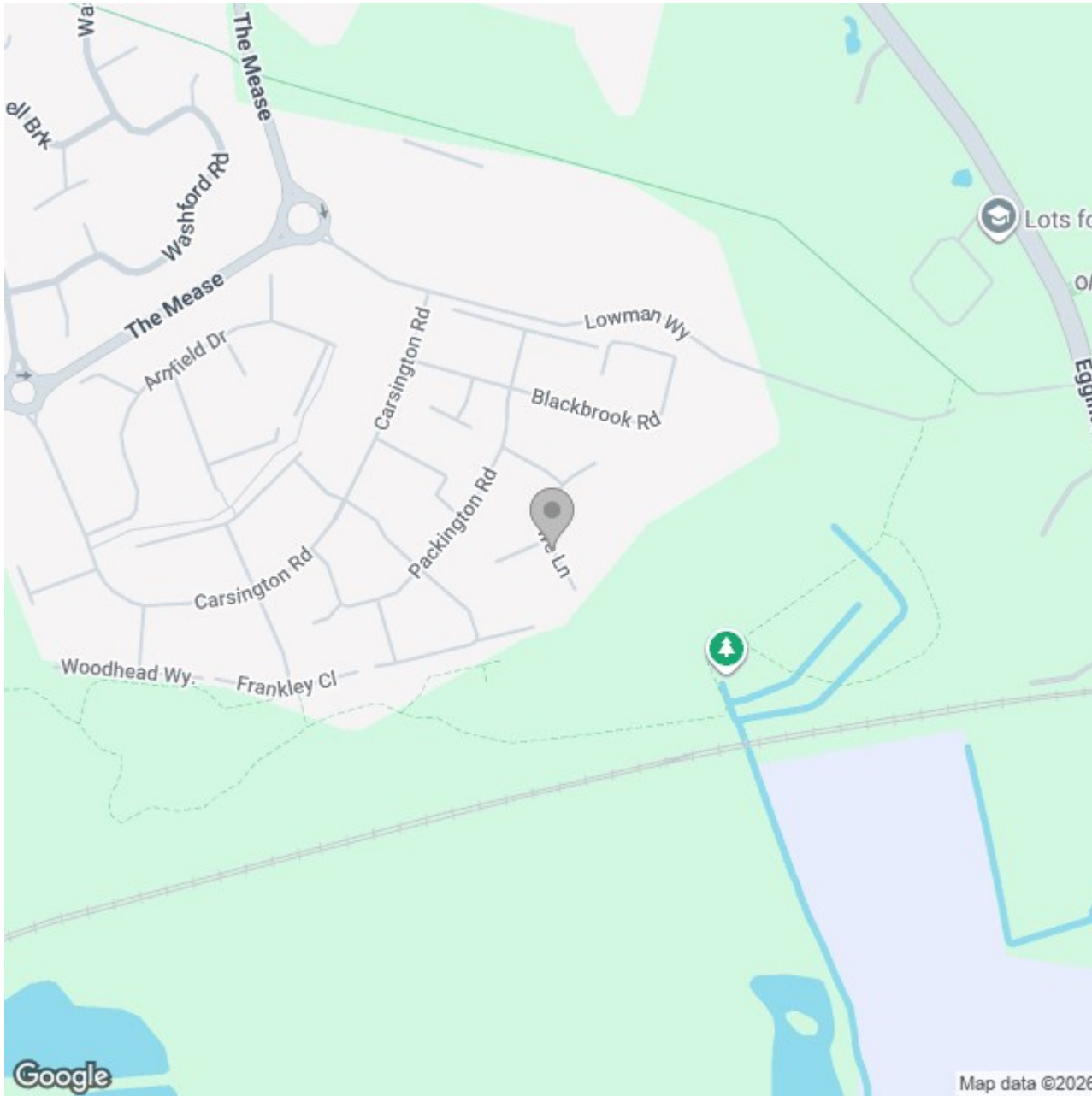
Floor 1

Approximate total area⁽¹⁾
69.6 m²
749.15 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	85	
(69-80) C		
(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	