







# 3 Main Street

## Hilton, Derby, DE65 5FF

A spacious semi-detached rental property situated on Main Street in the popular village of Hilton, Derbyshire.

The property offers approximately 1,718 sq ft (159.5 m²) of accommodation arranged over two floors, providing generous and versatile living space.

The ground floor comprises four reception rooms, a fitted kitchen, a separate WC and a sunroom. The reception rooms offer flexible accommodation, ideal for use as a living room, dining room, sitting room or home office. The sunroom provides an additional living space, perfect for relaxing and enjoying natural light.

The first floor features five bedrooms and two bathrooms, offering comfortable accommodation for families or those requiring additional space for guests or working from home.

## £1,200 Per Month

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- Approximately 1718 sq ft of living accommodation
- Five bedrooms
- Large rear garden
- Fantastic transport links, including the A38 and A50 main roads
- Five bedroom semi detached house
- Two bathroom
- Positioned in the centre of Hilton Village
- Five reception rooms, including sunroom
- Off-road parking for up to fur vehicles
- Great local amenities




Directions

















# Floor Plan




ABODE

**Approximate total area**(1)

159.5 m²

1718 ft²

**Reduced headroom**

5.9 m²

63 ft²

(1) Excluding balconies and terraces

Reduced headroom ..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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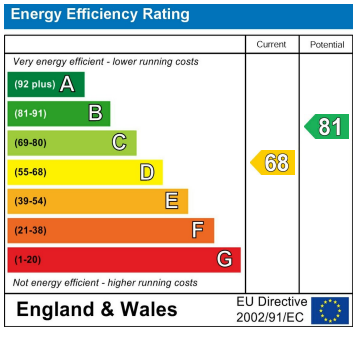


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