

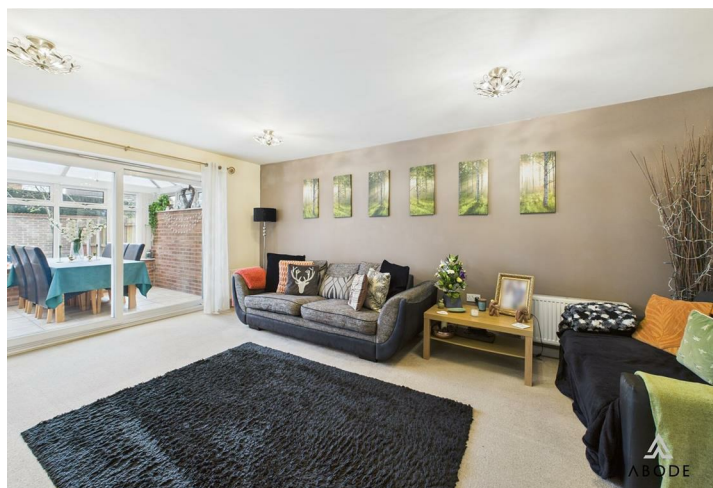




Abode are delighted to present this three-bedroom, semi-detached family home, ideally situated in the highly sought-after village of Hilton. This well-positioned property is just a short distance from local shops, schools, and a range of amenities that Hilton has to offer.

The generously proportioned living space spans three floors, with the ground floor comprising a welcoming entrance hallway, a convenient WC, a fully equipped kitchen, a spacious living room, and a light-filled conservatory. On the first floor, you'll find two well-sized double bedrooms and a family bathroom. The master bedroom with an ensuite occupies the second floor, offering a private retreat.

Additional benefits include ample off-road parking, a garage, and a private, low-maintenance rear garden. We highly recommend an early viewing to fully appreciate all that this wonderful home has to offer!



Entrance Hallway

Door leading in from the front, storage cupboard, stairs leading to the first floor.

Kitchen

Base and eye level units with complimentary worktops, one and a half bowl stainless steel sink with draining board, integral cooker with hob and extractor hood above. Space and plumbing for washing machine, fridge freezer and dishwasher, partially tiled walls, tiled flooring, UPVC double glazed window to the front elevation, cupboard housing the boiler, spot lighting.

WC

WC and wash hand basin with tiled splashback, central heating, UPVC double glazed window to the front elevation.

Living Room

Two central heating radiators, UPVC double glazed sliding patio doors leading out into the conservatory.

Conservatory

UPVC double glazed windows surrounding, tiled flooring, UPVC double glazed sliding door leading out into the garden.

Landing

Central heating radiator, UPVC double glazed window to the side elevation, stairs leading up to the second floor.

Bedroom

Two UPVC double glazed windows to the front elevation and one to the side, two central heating radiators, four door built in wardrobes.



Bedroom

UPVC double glazed windows to the side and rear elevations, central heating radiator, four door built in wardrobes, airing cupboard.

Bathroom

WC, wash hand basin and bath, spot lighting, tiled flooring and partially tiled walls, central heating radiator.

Landing

UPVC double glazed window to the side elevation.







Master Bedroom

UPVC double glazed window to the front elevation and skylight to the rear, three door built in wardrobes, built in drawers, two central heating radiators, loft access.

Ensuite

WC, wash hand basin and shower cubicle, skylight to the rear elevation, tiled flooring and partially tiled walls, central heating radiator, spot lighting.

Garage

Split into two with storage space at the front, power and lighting, loft space.



Outside

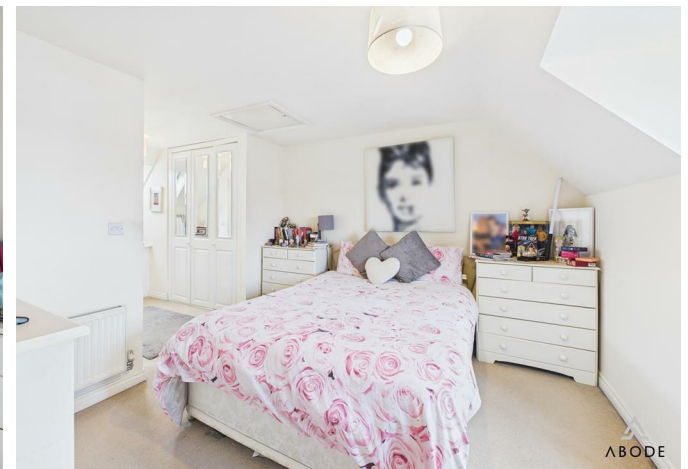
To the front there is a garden laid to lawn and ample off road parking leading to the garage. To the rear the garden is enclosed and features patio area with blue slate, borders and outside water tap.









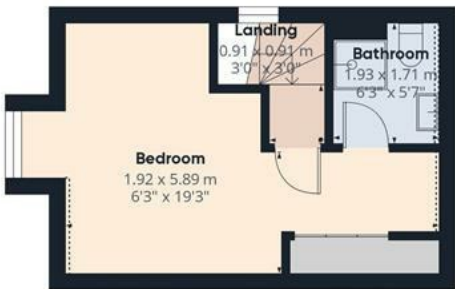




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

105.25 m²
1132.92 ft²

Reduced headroom

1.05 m²
11.21 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

95.79 m²
1031.09 ft²

Reduced headroom

1.05 m²
11.21 ft²

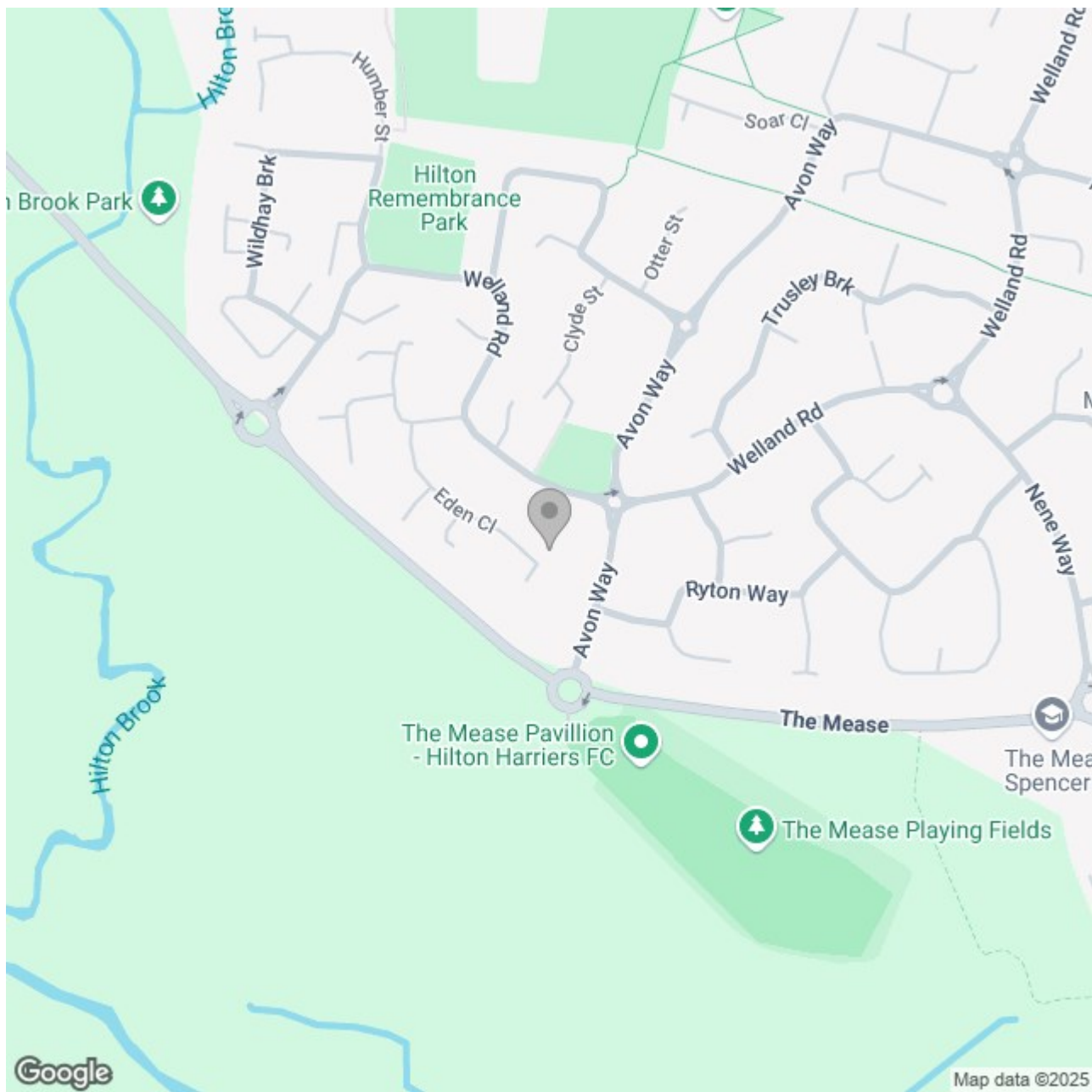
(1) Excluding balconies and terraces

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

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 