





A modern three-bedroom semi-detached home positioned in a popular part of Hilton, offering well-planned accommodation that is ideal for first-time buyers or a growing family. The property includes a driveway with garage, an enclosed rear garden, and spacious living areas, combining everyday practicality with a convenient village setting.



Accommodation

Ground Floor

The property opens into an entrance hallway, where a guest cloakroom is located. To the front is a bright lounge centred around a feature fireplace, providing a comfortable main reception space. The kitchen diner sits to the rear, fitted with a range of matching units, an integrated oven with gas hob, and space for further appliances. French-style door access leads out to the rear garden, making this a sociable hub of the home.

First Floor

Upstairs, the landing provides access to three bedrooms and a family bathroom. The main bedroom benefits from windows to both front and rear aspects, creating a light and airy feel. The second bedroom includes built-in storage, while the third bedroom overlooks the garden. The bathroom is fitted with a three-piece suite incorporating a bath with shower above, a wash hand basin, and a WC.

Outside

The front of the property features a driveway leading to a single garage with power and lighting, alongside a lawned fore garden. The rear garden is well-sized and enclosed, laid mainly to lawn with a patio seating area, creating a pleasant outdoor space.

Location



Hilton is a thriving village with a variety of amenities including shops, pubs, healthcare services, and restaurants. Families benefit from local primary schools within walking distance, with secondary schools also nearby. Excellent transport links connect Hilton to Derby, Burton-on-Trent, and further afield via the A50, A38 and M1. The village also offers public transport options and access to countryside walks and green spaces, making it a practical yet appealing place to live.

Measurements





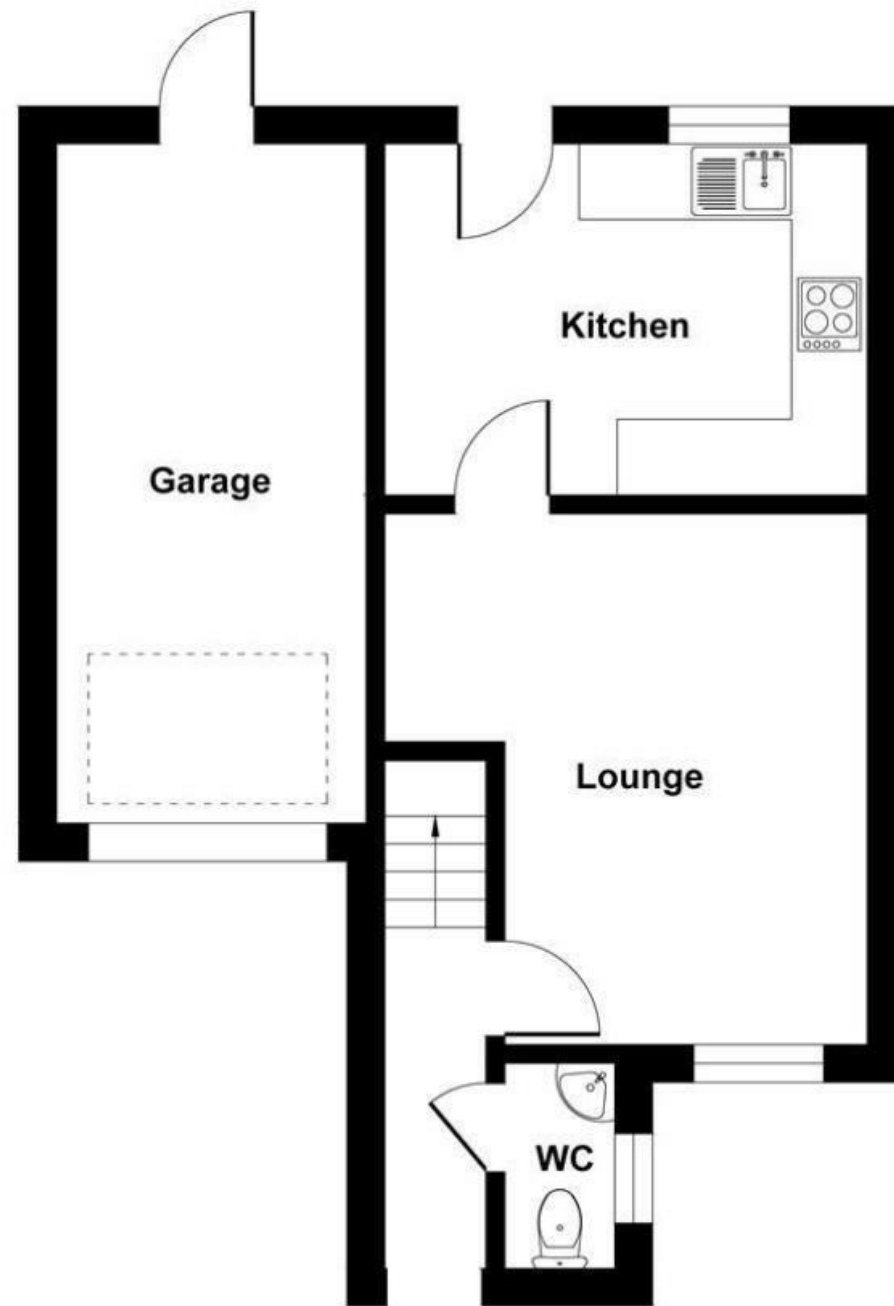


Lounge – 3.86m x 4.16m (12'7" x 13'7")
 Kitchen/Diner – 3.79m x 2.74m (12'5" x 8'11")
 Bedroom One – 2.46m x 5.42m (8'0" x 17'9")
 Bedroom Two – 3.81m x 2.43m (12'5" x 7'11")
 Bedroom Three – 2.89m x 2.51m (9'5" x 8'2")
 Bathroom – 1.85m x 1.92m (6'0" x 6'3")
 Garage – 2.35m x 5.05m (7'8" x 16'6")

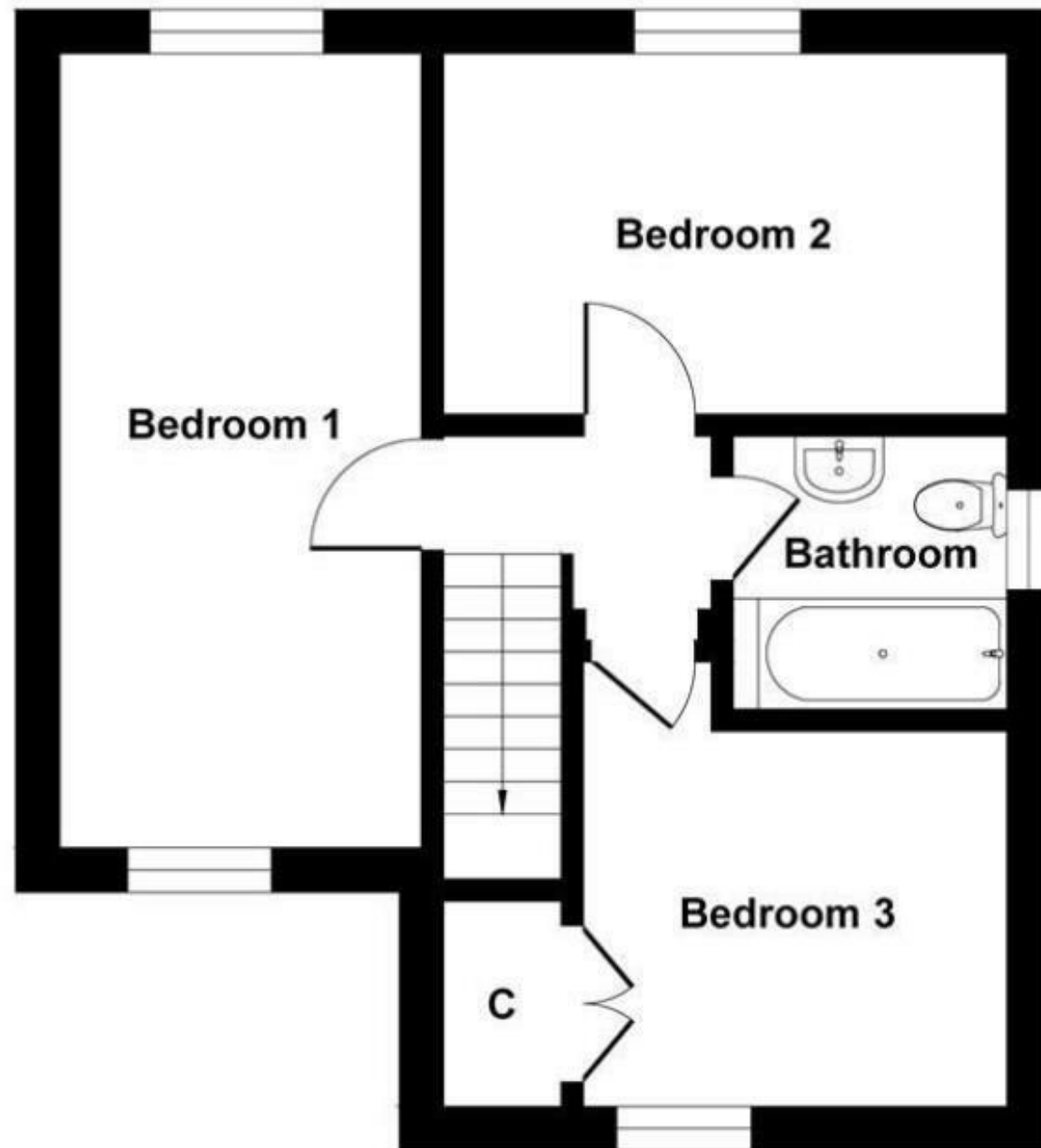


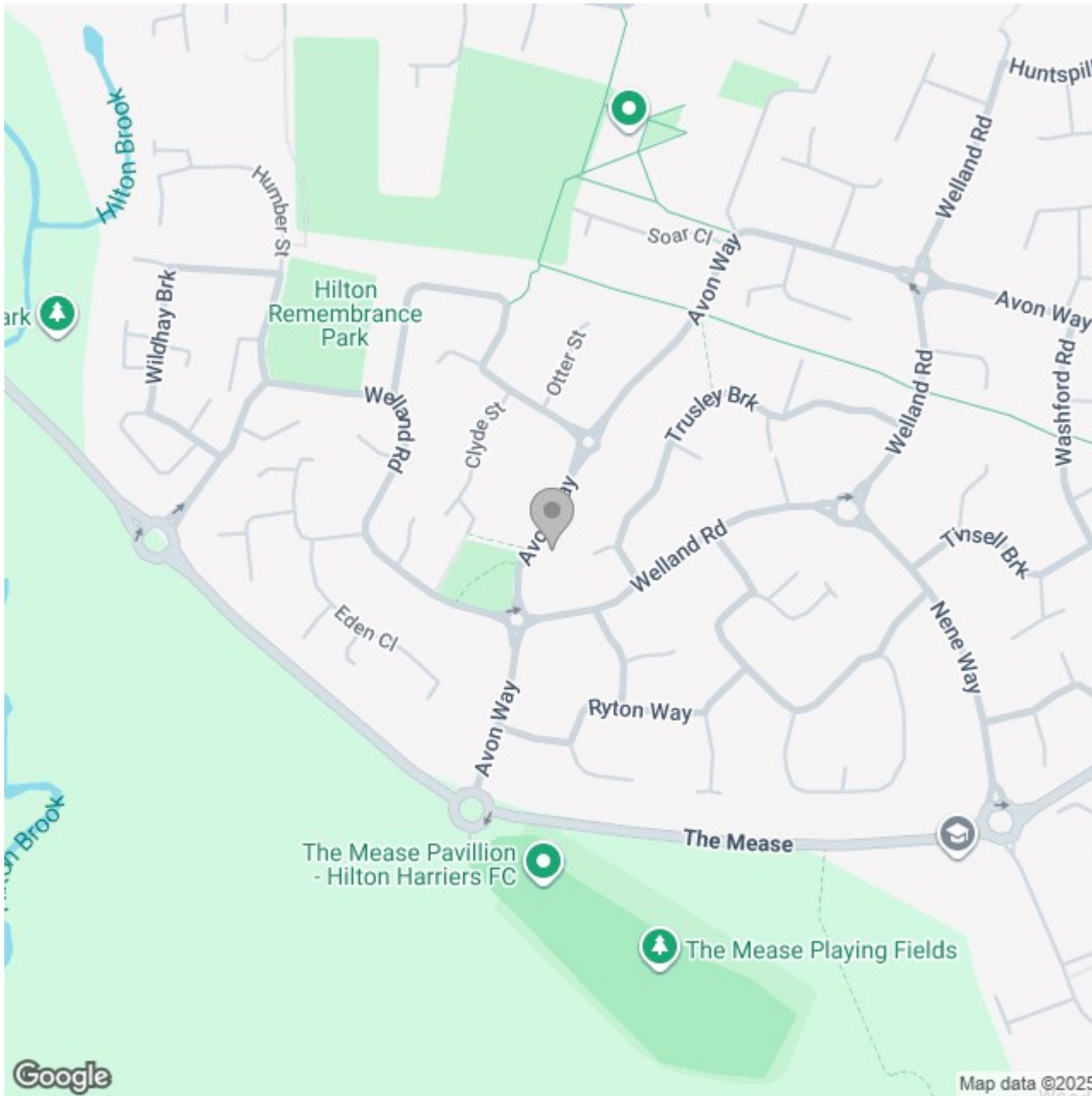






GROUND FLOOR





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	
(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 