



Eden Close  
Hilton

Offers Over £220,000



# Eden Close

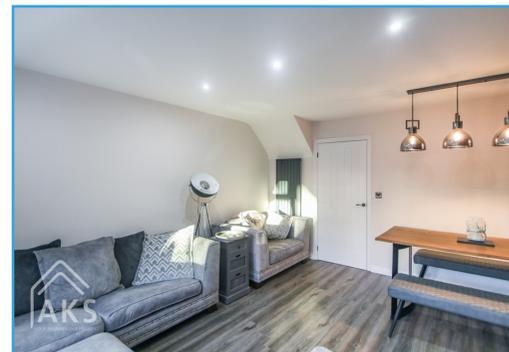
## Hilton

Presented beautifully, this 3-bedroom end of terrace home has undergone upgrades to ensure a great standard of living for its new owners. With its outstanding outside space and a well-designed interior, this property in the sought-after village of Hilton is the epitome of a dream home. Don't miss out on this incredible opportunity to own a truly remarkable property that meets all your lifestyle needs.

Downstairs, the property continues to impress with its modern kitchen. Equipped with integrated appliances, including an oven and hob, this kitchen offers both practicality and style. There is ample space to accommodate a washing machine, dishwasher, and a large fridge freezer. The adjacent lounge diner is a fantastic-sized room, ideal for relaxing or hosting gatherings. Its modern media wall with a built-in electric fire adds a touch of sophistication. The lounge diner also benefits from patio doors that open up to the splendid garden. Additionally, there is a convenient downstairs WC. The first floor offers a spacious master bedroom with built-in wardrobes and additional storage space for all your clothing needs. Bedrooms 2 and 3 are equally well-proportioned, providing comfortable bedroom spaces. Completing this floor is the well-appointed

bathroom, which features a bath with overhead shower, a wash basin, and a WC for added convenience.

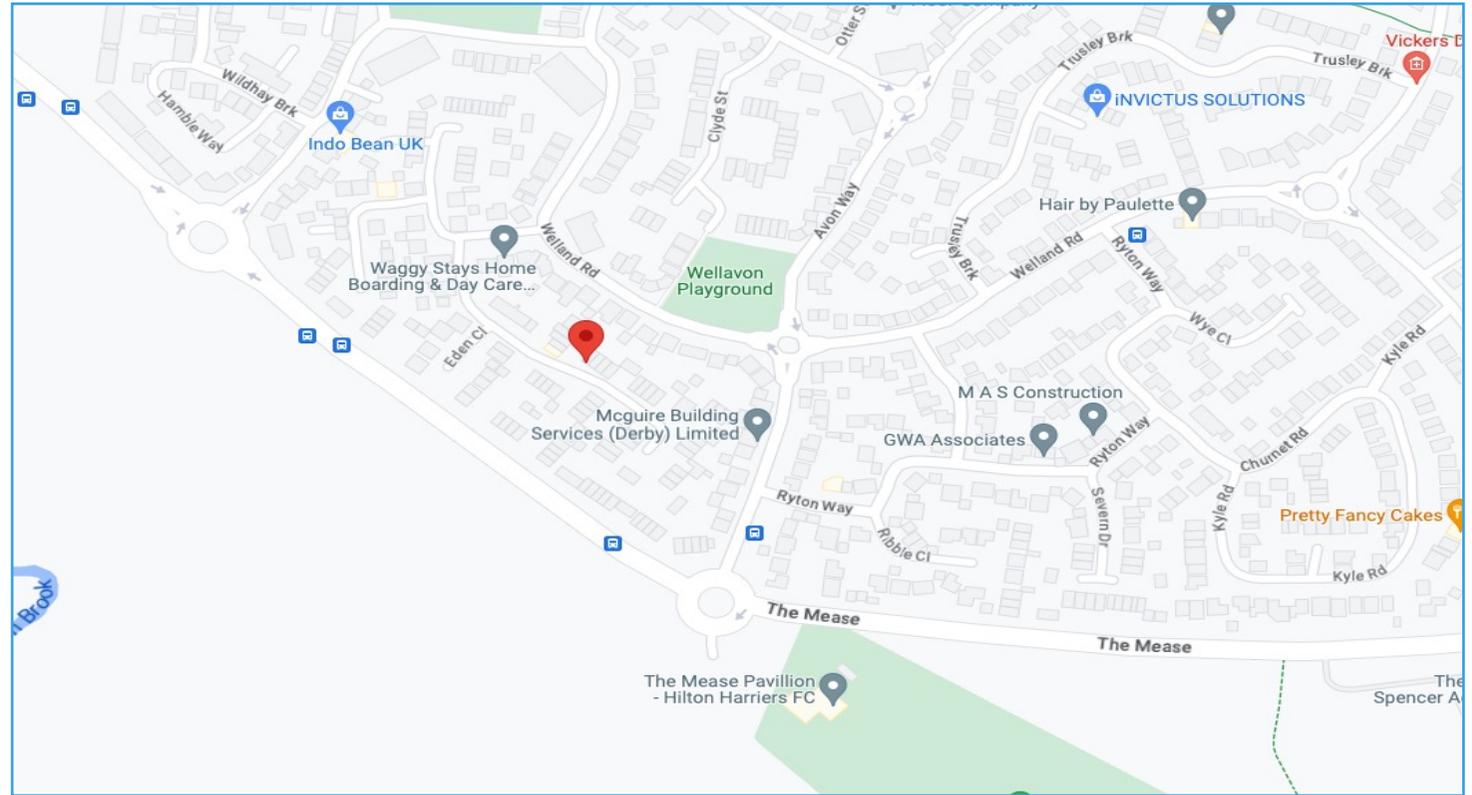
The property offers a driveway that provides ample parking space for multiple vehicles, leading to the single garage. The back garden is truly a standout feature, boasting a larger size than the average for this style of house. It extends behind both the property's own garage and the neighbouring garage, providing a generous amount of outdoor space. The garden also features a delightful decked sitting area, perfect for relaxing and entertaining friends and family.



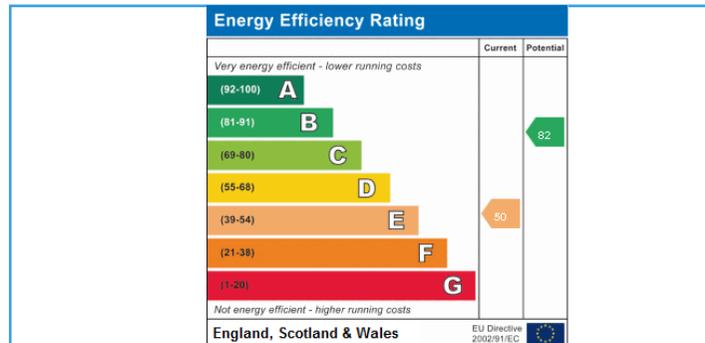
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## Hilton

The village of Hilton is a fantastic family village and has something for everyone in the family. 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. 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.



### EPC Energy Performance Certificate



### Help for buyers

To help your purchase go smoothly we can recommend trusted local mortgage advisors and solicitors



### Help for sellers

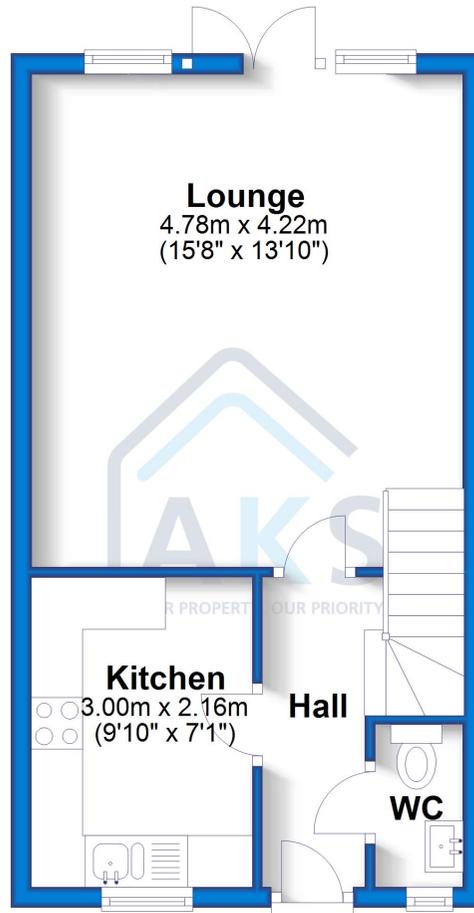
If you're thinking of selling, we'd love to help you.



# The Floor Plan

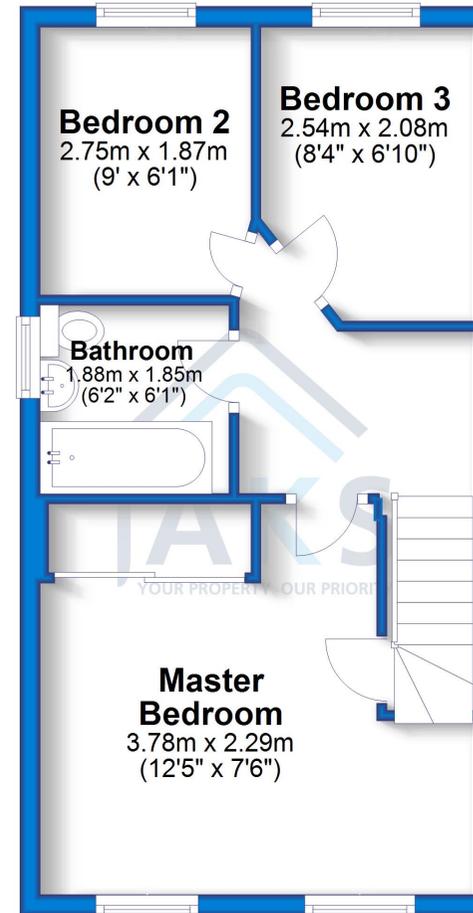
## Ground Floor

Approx. 33.2 sq. metres (357.3 sq. feet)



## First Floor

Approx. 32.0 sq. metres (344.9 sq. feet)



Total area: approx. 65.2 sq. metres (702.2 sq. feet)

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