

# Eden Close, Hilton

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Offers in excess of  
**£210,000**



This property at a glance:



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# Eden Close, Hilton



## Sam says:

*"This makes the most wonderful home for a first time buyer or a small family! I love how it is tucked away in the corner of a quiet cul-de-sac and has driveway and garage parking. Inside there is a modern kitchen and a fantastic sized lounge diner with patio doors out onto the garden. Also downstairs there is a guest WC and storage space under the stairs. Upstairs bedroom one is a great size with two windows letting in lots of natural light, it also benefits from built in wardrobes and a large over the stairs storage cupboard. There are two further bedrooms and a family bathroom. This home has a great feel about it and we think this will make a great home for someone!"*



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**Did you spot...**

The palm trees in the garden?



## A message from the seller:

*"Welcome to our house! We have really loved living here in our first family home for the past 20 years from new. We love how close this house is to our daughter's school, preschool and local shops. We will really miss this house, so many lovely memories here. Our daughters love their cosy bedrooms and the garden to play in. We have benefited from having an end plot with a shared driveway in a quiet cul-de-sac. It really is a great location. We have the loveliest of neighbours who we have got to know very well over the years. We even have a neighbours group chat! Hilton Village has so much on offer for young professionals commuting with great access to Burton, Derby and beyond via the A38/A50, and for young families with baby and toddler groups there are lots of local amenities such as soft play, lovely parks and great schools nearby. We hope you love this house as much as we have!"*





# Floor Plan



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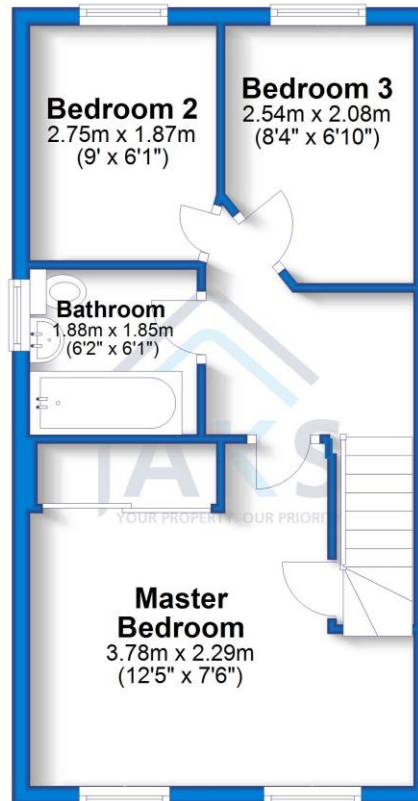
## Ground Floor

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



## First Floor

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



## Energy Performance Certificate

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



200+ 5 star Google Reviews



## Key Features:

- DRIVEWAY AND GARAGE
- CUL-DE-SAC LOCATION



## About the area:

The village of Hilton is a fantastic family village and has something for everyone in the family. Within Hilton there are also plenty of essential amenities including, a doctors and pharmacy, The Post Office, several nurseries, Tesco Express, Aldi and plenty of takeaway food options. Hilton has several 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.



## Schools:

There are two Primary Schools, Hilton Primary and The Mease Spencer Academy which both feed through to John Port School in the neighbouring village of Etwall.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Sam** call  
**01332 30 30 30**

Click [here](#) to watch the property video

