

Offers in the region of  
£400,000



This property at a glance:



Watch the video



# Frankley Close, Hilton



## Mikaela says:

"This home is nothing short of amazing and its position is just stunning. The moment you walk in you can tell you wouldn't need to lift a finger to make it perfect. Any room that sits to the front of the home benefits from the beautiful view. Downstairs, there's a good sized study and the living room, kitchen and dining area is the epitome of open plan living. The kitchen has integrated appliances, a breakfast bar and the benefit of a utility room. The dining area is really spacious and leads through to a welcoming living space where there's a great media wall installed which includes an electric fire. Patio doors lead out to a well thought out garden, with boarders, a patio, some decking with an attractive pergola and a large area of artificial grass. A very pretty and low maintenance garden! Upstairs, bedroom 1 not only has an en-suite but a walk in wardrobe, what a bonus! Bedroom 2 has some fitted wardrobe space too and the other two rooms are a great size. The family bathroom is worth a mention too as its 4 piece! There's a single garage with tandem parking too. This property truly has it all, there's nothing not to like!"



# Frankley Close, Hilton



Did you spot...

The bedroom window overlooking the nature reserve?



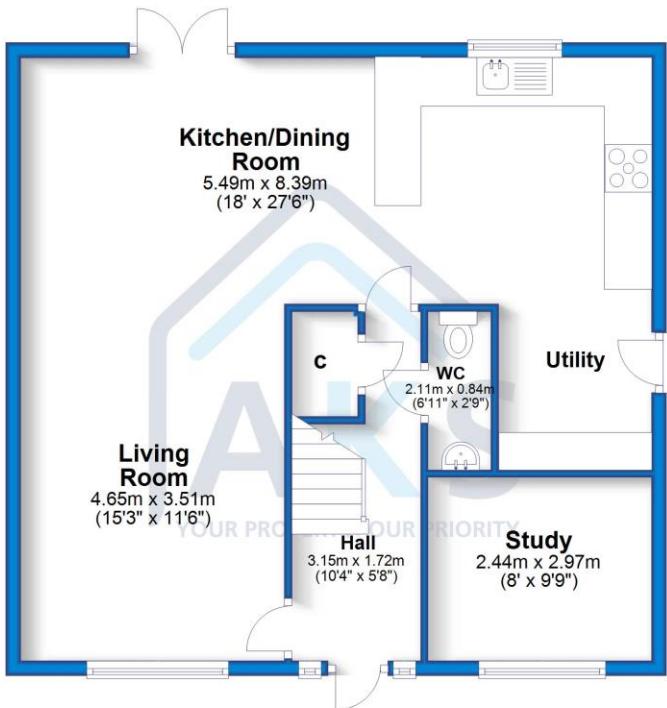
## A message from the seller:

*"Welcome to our home! Selling this house is very bittersweet as we have loved living here since it was built in 2020. We love the proximity to the nature reserve and woodland opposite and there are plenty of parks, pubs and amenities in the area only a short walk away. We have the loveliest of neighbours and all look out for one another. Due to a change in circumstances it is now time for another family to enjoy this beautiful home and all it has to offer."*



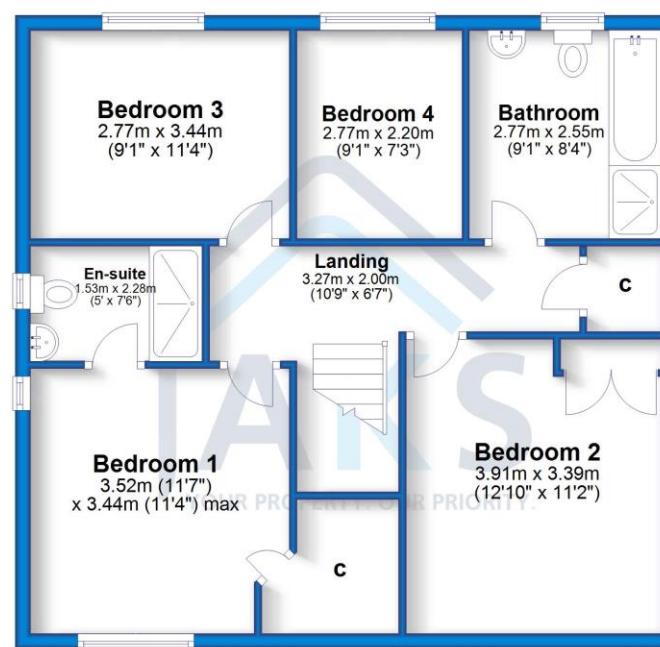
## Ground Floor

Approx. 67.6 sq. metres (727.3 sq. feet)



## First Floor

Approx. 67.3 sq. metres (724.7 sq. feet)



Total area: approx. 134.9 sq. metres (1452.0 sq. feet)



## Energy Performance Certificate

### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		93  A
81-91	B		84  B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Key Features:

- TUCKED AWAY ON A PRIVATE DRIVE OVERLOOKING A NATURE RESERVE
- CUL DE SAC LOCATION
- OPEN PLAN LIVING
- GOOD SIZED GARDEN WITH ARTIFICIAL LAWN
- SINGLE DRIVEWAY WITH TANDEM PARKING
- UTILITY ROOM & EN SUITE



## 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 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.



## Schools:

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.



200+ 5 star Google Reviews



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

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

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

