

Offers in excess of  
£230,000



This property at a glance:



1



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Watch the video



# Eden Close, Hilton



## Mikaela says:

*"What a great home in a fantastic location! Sat within a peaceful cul-de-sac and within walking distance to schools, shops and other amenities is a great benefit. There's driveway parking for at least 3 vehicles, so no need to worry about finding a parking spot when you're a multi vehicle family! There's also a full size single garage too. Inside, the home is ready to move into! With carpets, kitchens and bathrooms all done in recent years. Often this age of house can be getting a little tired inside, but that isn't a worry here! There's a fantastic modern kitchen which has a great kitchen with a country kitchen style and integrated appliances. To the back of the home there's a very generous living room diner with a great feature fireplace and an area which the current owners have styled to house the TV, so no need to take up any extra floor space with a TV cabinet! The doors out to the garden are just lovely, you can imagine it being a lovely open space in the summer with those doors open. Upstairs there are two further floors. On the middle floor, there are two double bedrooms, one to the front and one to the back, both of which span the width of the house which as you can imagine creates spacious bedrooms! The bathroom is on this floor too and has a stylish finish. The master suit takes up the top floor and what a room it is! Not only is there the main area where you'd have the bed, but a further area that could be used as a dressing area, a real perk! There's the en-suite too which is a sleek and modern space. Outside, the garden is mostly lawn with a patio area and some extra space behind the garage where there's a brick built shed. A really useful and family friendly garden! This property would make a fantastic family home."*



[aksresidential.com](https://aksresidential.com)

# Eden Close, Hilton



## Did you spot...

*This spacious home has a top floor master suite with a dressing area and en-suite bathroom*



## A message from the seller:

*"We have really enjoyed living here for the past 5 years. It is a really great location and so easy to get to Derby, East Midlands gateway park and the airport, along with the surrounding areas. Hilton village has so much to offer families and professional people with great access to Burton, Derby and beyond via the A50/A38. Lots of great local amenities nearby"*



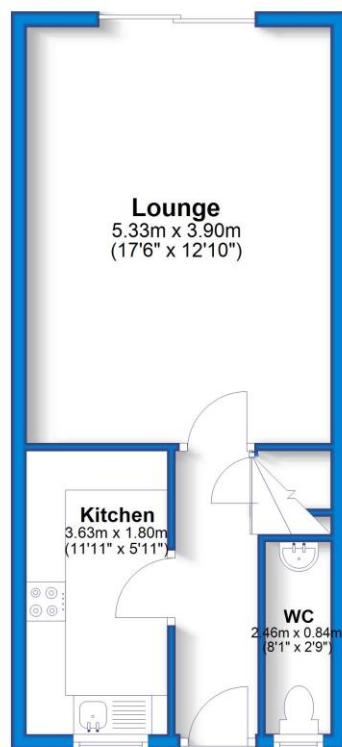
# Floor Plan



aksresidential.com

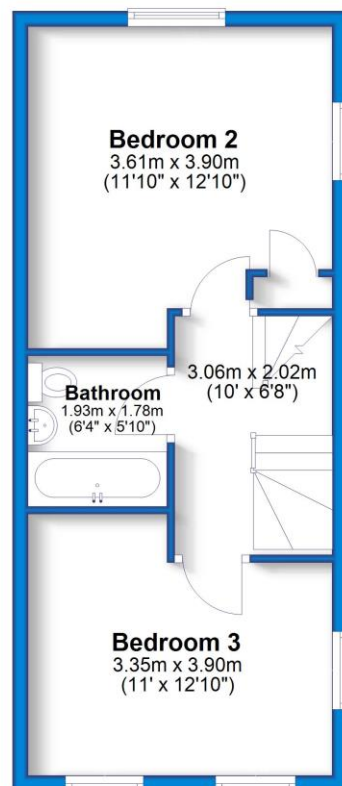
## Ground Floor

Approx. 35.3 sq. metres (380.5 sq. feet)



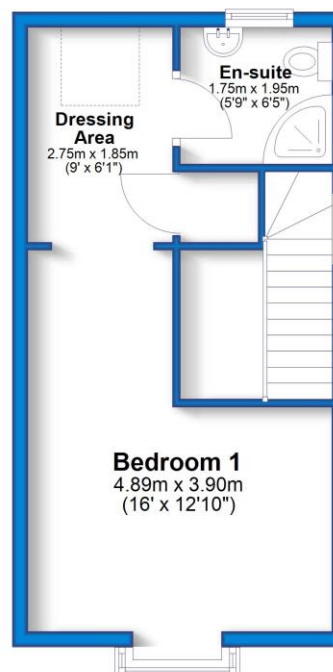
## First Floor

Approx. 34.1 sq. metres (367.5 sq. feet)



## Second Floor

Approx. 30.4 sq. metres (327.2 sq. feet)



Total area: approx. 99.9 sq. metres (1075.2 sq. feet)

## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



## Key Features:

- 3 STOREY 3 BEDROOM HOME
- QUIET CUL DE SAC LOCATION
- GARAGE AND DRIVEWAY PARKING FOR 3 VEHICLES
- EPC RATING TBC
- TOP FLOOR MASTER SUITE WITH EN-SUITE
- NO UPWARD CHAIN



## 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

