

Offers in excess of
£280,000



This property at a glance:



2



3



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1



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Watch the video



Ribble Close, Hilton



Mikaela says:

"This home has so many great points! Firstly the position, being on a quiet cul-de-sac is a real benefit and the home is on the edge of the estate, which means it isn't overlooked at the back and has a really private garden. Inside, the garage has been converted into a great second reception room which is a really versatile space and even has underfloor heating. There's also the bright, inviting and spacious living room to the front of the home. The kitchen diner is a great space, which has plenty of room for a family dining table, access to the garden and even a pantry. Downstairs there's a handy guest WC too. Upstairs, there are 3 good sized rooms, the master having two large sliding wardrobes and a good sized en-suite. Bedroom two benefits from some storage too, as does the landing. There's also the family bathroom which feels larger than average. The entire home has recently been decorated too, which means you could move your belongings straight in! What a fantastic family home in a great area!"



aksresidential.com

Ribble Close, Hilton



Did you spot...

This recently decorated home is available with no upward chain



A message from the seller:

"Welcome to the house that was our home. We have so many happy memories tied up with this place, from our elder daughter's first cartwheels in the back garden, to our younger daughter's first steps in the living room. How they learnt to cycle doing laps of the cul-de-sac, and how they each walked to their first day of school. We made it our home and even converted the old garage into a gorgeous space that is welcoming year-round with its double aspect views and underfloor heating. We didn't finish our ideas of extending the house into the garden, nor did we put solar panels on to the south facing roof. But what excites me now is what happens next. What will you do with the house? What will it look like in another five years time?"





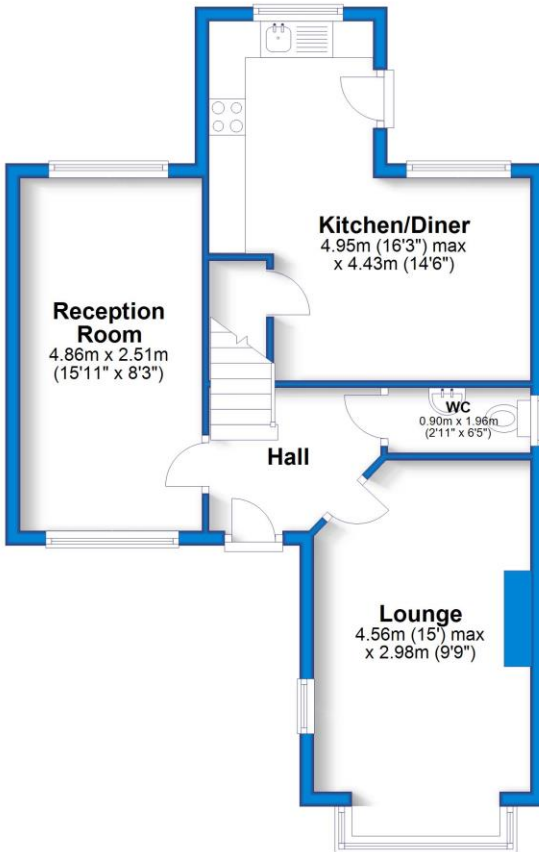
Floor Plan



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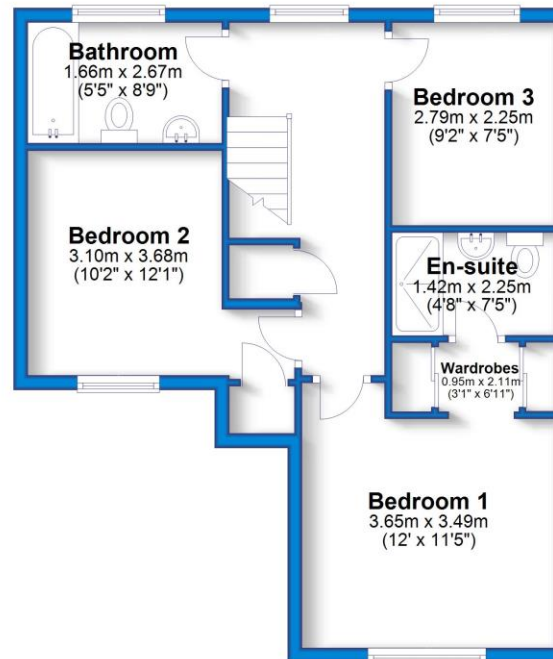
Ground Floor

Approx. 50.4 sq. metres (542.7 sq. feet)



First Floor




Approx. 49.1 sq. metres (528.8 sq. feet)



Total area: approx. 99.5 sq. metres (1071.5 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(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 



200+ 5 star Google Reviews



Key Features:

- EPC TBC
- GARAGE CONVERSION WITH UNDERFLOOR HEATING
- QUIET CUL DE SAC LOCATION
- CLOSE TO WALKS AND AMENITIES
- KITCHEN DINER
- PRIVATE GARDEN
- EN-SUITE TO MASTER



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.



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

