



## 64 Hilton Road, Nottingham - NG3 6AP

Guide Price £375,000



## 64 Hilton Road

Nottingham, Nottingham

Extended and well-presented 4 bed family home in the sought after Mapperley! 2 reception spaces, open-plan dining kitchen, top floor suite and a south-easterly facing garden plus parking!

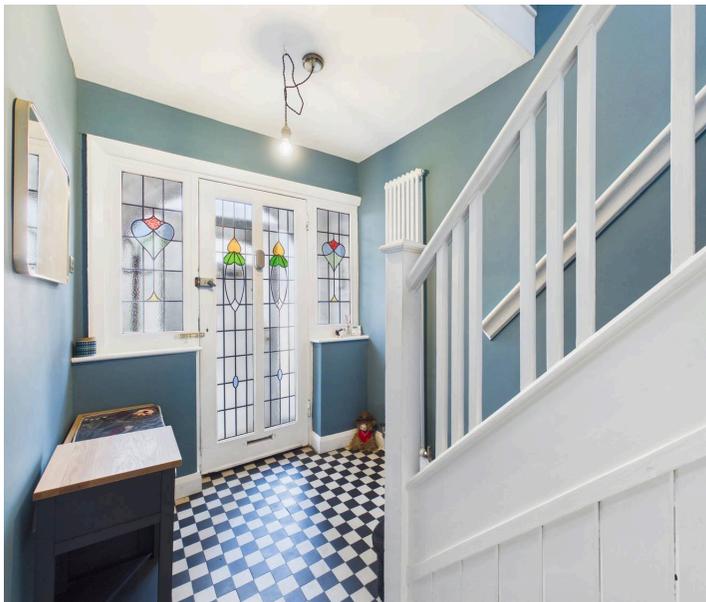
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Extended semi-detached family home with stylish living spaces over three floors
- Sought after Mapperley location and close to a wide range of excellent amenities and public transport links
- Spacious lounge with a feature fireplace and large bow window
- Stunning and large open-plan dining kitchen with French doors
- Separate versatile garden/sitting room with French doors
- Utility area and ground floor WC with potential for shower reinstatement
- Four well-proportioned bedrooms (including a stylish top floor main room with en-suite)
- Sleek family bathroom with a roll-top bath & walk-in shower enclosure
- Secluded and southerly-facing rear garden with stone terrace, lawn & mature planting
- Driveway offering off-street parking









Floor 0



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**  
133.6 m<sup>2</sup>  
1438 ft<sup>2</sup>

**Reduced headroom**  
5.8 m<sup>2</sup>  
62 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## David James Estate Agents

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • [mapperley@david-james.com](mailto:mapperley@david-james.com) • [www.david-james.com](http://www.david-james.com)

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