



Foss Road
Hilton

Asking Price of £240,000



Foss Road

Hilton

THIS BEAUTIFULLY PRESENTED FOUR BEDROOM, THREE STOREY HOUSE IN HILTON IS READY TO MOVE STRAIGHT INTO WITH BEAUTIFUL DECOR AND IS IN A GREAT LOCATION. With four fantastic sized bedrooms, a bright airy kitchen, a lovely lounge to the back of the house and an en-suite to the master bedroom this house makes a really lovely home!

On entering the property, the hallway is welcoming and first leads to the kitchen diner which is a beautiful light space with an integrated oven and hob and space for a washing machine, dishwasher and fridge freezer and a dining table and chairs. The lounge is to the back of the house which again is a light space and beautifully presented, there are sliding doors out onto the back garden. On this floor there is a WC and handy built in storage under the stairs. Heading up to the first floor there are two double bedrooms, one benefitting from built in wardrobes! There is a family bathroom which serves the two bedrooms which consists of a bath, a separate shower, a wash basin and a WC. The top floor is where you will find the master bedroom which is a fantastic size, has plenty of built in

wardrobe space and an en-suite consisting of a shower, a wash basin and a WC. The fourth bedroom which is currently used as a dressing room with an array of built in storage is also a great size! Outside to the front of the property is lovely tiled steps to the front door and a small area for plants or ornate stones. The enclosed private back garden has a patio area for outdoor dining and an area of grass. There is also a shed at the bottom of the garden and gate access out to the rear which leads onto a path that takes you to the parking area where there are 2 allocated parking spaces for the property.

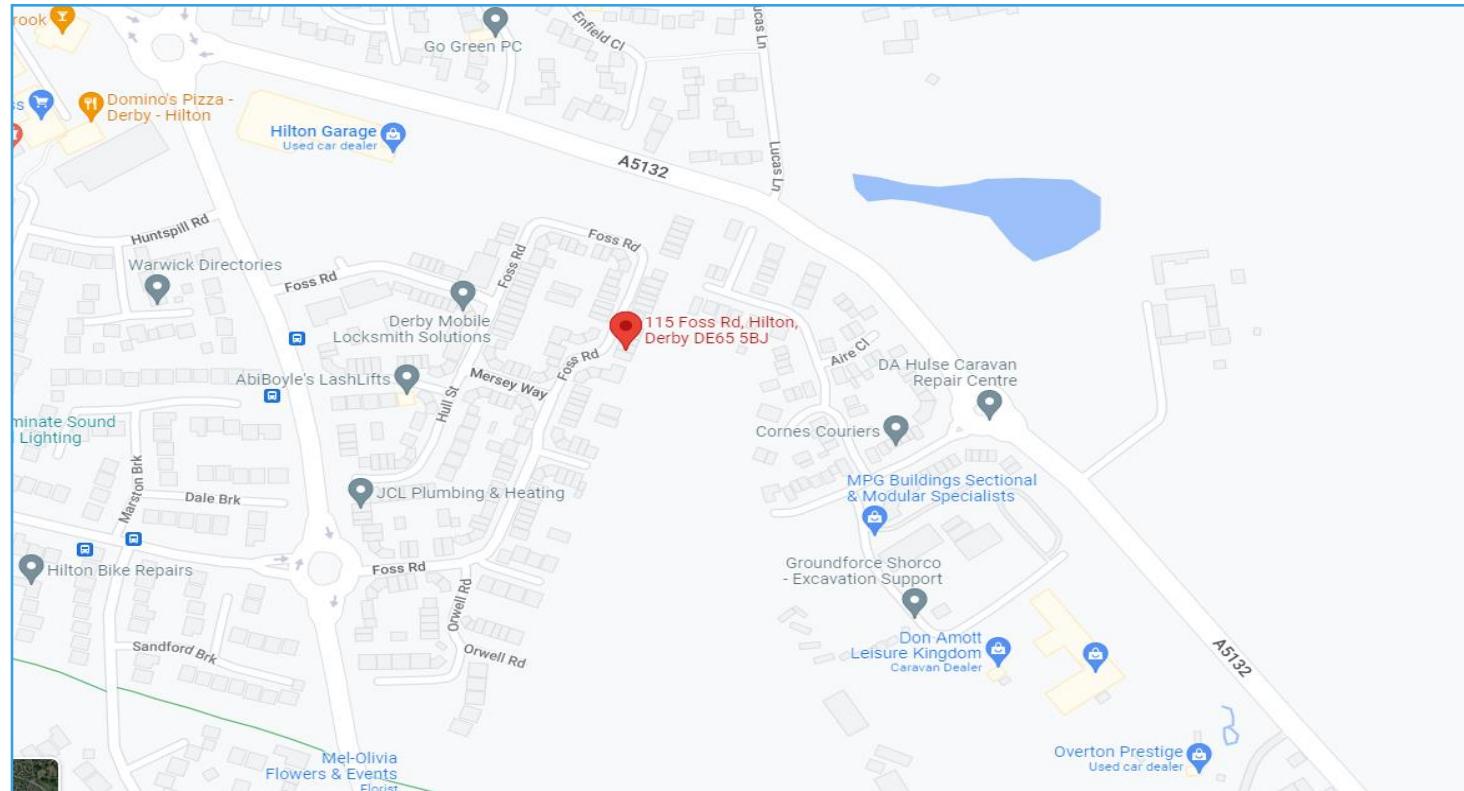


Why you will love this home - Being beautifully presented throughout, four great sized bedrooms, a kitchen diner and gorgeous lounge that opens up onto the back garden, this house really does make a lovely home and is an absolute must see!

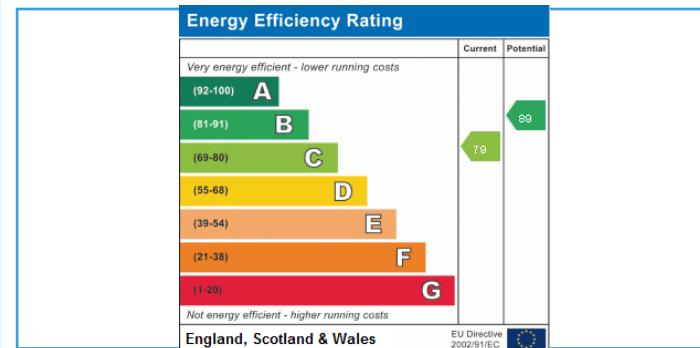


Foss Road Hilton

The village of Hilton is a fantastic family village and has something for everyone in the family. 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. 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.



EPC Energy Performance Certificate



Help for buyers

To help your purchase go smoothly we can recommend trusted local mortgage advisors and solicitors



Help for sellers

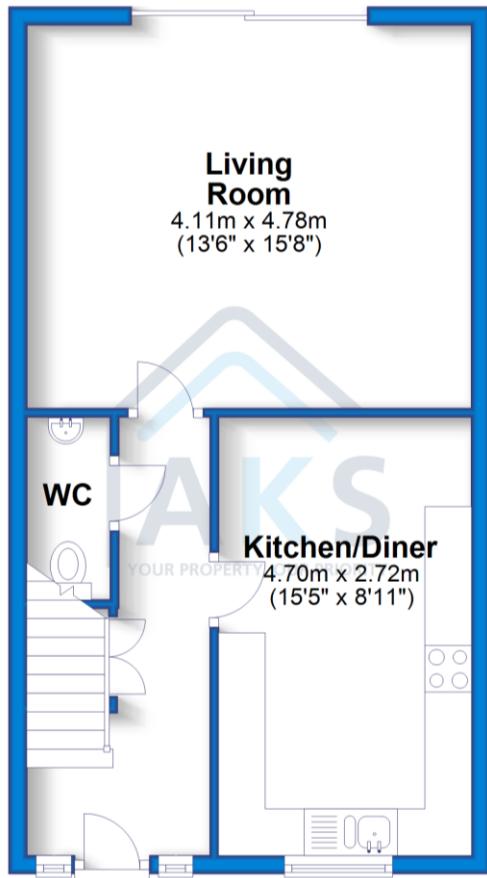
If you're thinking of selling, we'd love to help you.



The Floor Plan

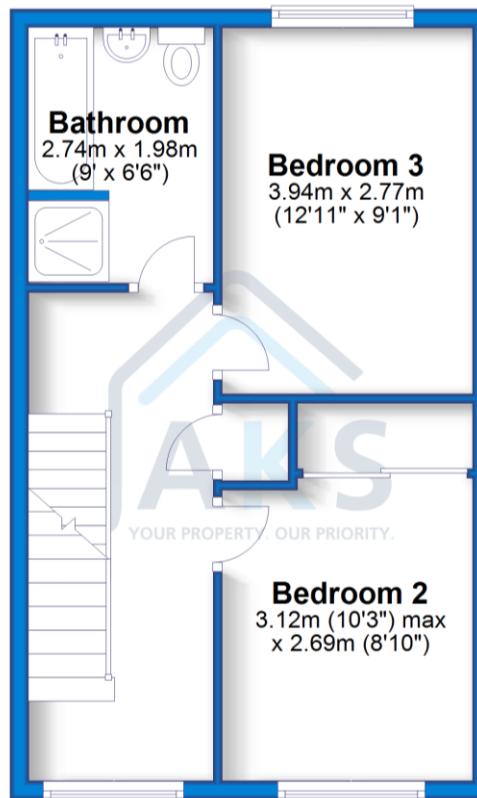
Ground Floor

Approx. 42.6 sq. metres (458.1 sq. feet)



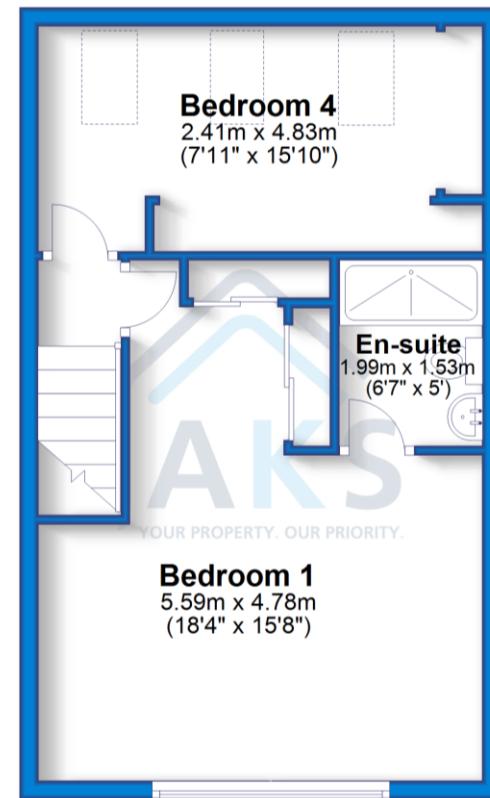
First Floor

Approx. 37.7 sq. metres (405.5 sq. feet)



Second Floor

Approx. 37.3 sq. metres (401.2 sq. feet)



Total area: approx. 117.5 sq. metres (1264.8 sq. feet)

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The Property
Ombudsman



Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.