

Dove Rise, Hilton

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Offers in excess of
£240,000



This property at a glance:



1



3



1



2



Watch the video



Dove Rise, Hilton



Mikaela says:

"This is a lovely 3 bedroom home in a great location. As you walk inside, the hallway is deceptively spacious as well as being lovely and bright due to the windows to the side of the front door. As you head into the living room, the exposed brickwork and log burner give this room a real cosy feel. The kitchen/diner has glass patio doors showing the outlook into the garden. There is currently a breakfast bar in here, making the room feel open and spacious, however there is plenty of room for a larger dining table in here too. The kitchen is neutral in colour with plenty of cupboard and countertop space and room for free standing appliances. There's the great addition of spotlights running round the plinth too! Upstairs there are 2 double rooms as well as a single room. The main bedroom has built in storage which is always handy, as well as space for additional furniture. Bedroom 2 is also a great size. The family shower room which has been modernised to make a lovely practical space and the shower itself is a lovely large corner shower! The outside space has lots to offer with double gates allowing side access, a partitioned area to the side of the house which could be secure parking or handy for pets. There is a patio area as you step out of the patio doors as well as a decked area at the back of the garden, so plenty of options for seating. This could make a great home, whether you're a first time buyer or small family!"



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Did you spot...

The private and fairly low-maintenance back garden?



A message from the seller:

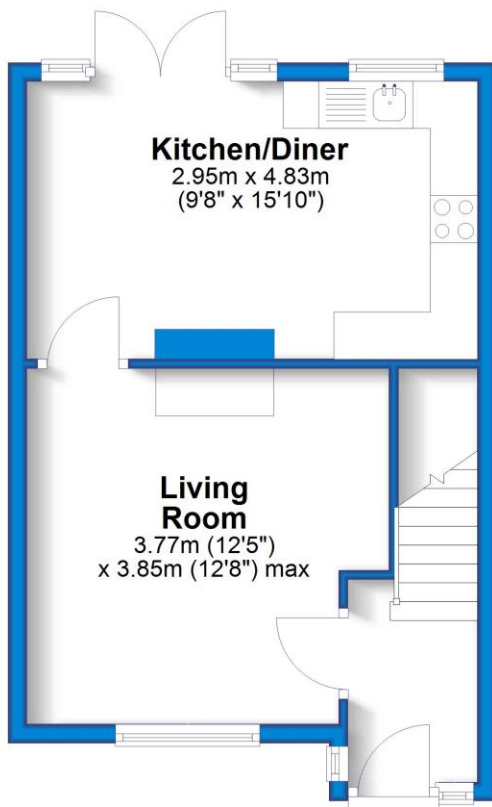
"Welcome to our house. We are very sad to be leaving the Dove rise, however a desire to give our children their own Rooms has prompted us to move. We have loved living here for the last 7 years it's a quiet cul-de-sac where all the neighbours are friendly and helpful. Living here has been great, we are only a short walk away from the fields, children's play areas, pubs, shops and the school and village hall. Dove rise is a wonderful place to live."



Floor Plan

Ground Floor

Approx. 33.6 sq. metres (361.8 sq. feet)

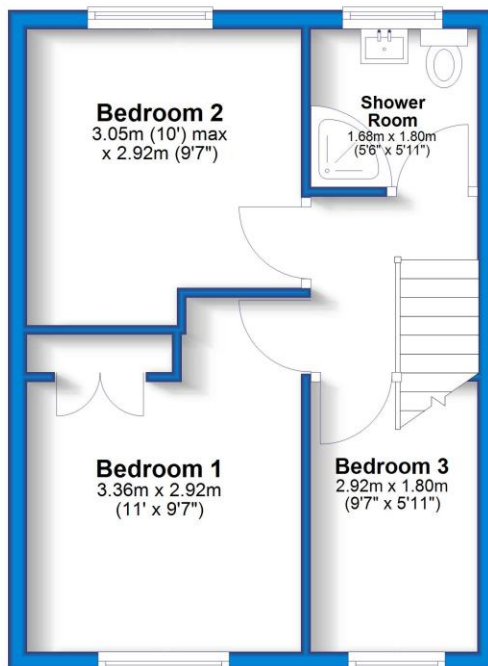


Kitchen/Diner
2.95m x 4.83m
(9'8" x 15'10")

Living Room
3.77m (12'5")
x 3.85m (12'8") max

First Floor

Approx. 31.7 sq. metres (341.7 sq. feet)



Bedroom 2
3.05m (10') max
x 2.92m (9'7")

Shower Room
1.68m x 1.80m
(5'6" x 5'11")

Bedroom 1
3.36m x 2.92m
(11' x 9'7")

Bedroom 3
2.92m x 1.80m
(9'7" x 5'11")

Total area: approx. 65.4 sq. metres (703.5 sq. feet)



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Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



200+ 5 star Google Reviews



Key Features:

- 3 BEDROOM SEMI-DETACHED HOUSE
- KITCHEN/DINER WITH GARDEN ACCESS
- FAMILY SHOWER ROOM
- QUIET CUL-DE-SAC LOCATION
- CLOSE TO LOCAL AMENITIES
- EPC RATING D



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 and pharmacy, The Post Office, several nurseries, Tesco Express, Aldi and plenty of takeaway food options. Hilton has several 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 Primary 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 view the property video.

