

Stowe Lane, Hilton

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Fixed price
£178,500



This property at a glance:



1



3



2



2



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Watch the video

Stowe Lane, Hilton



Mikaela says:

"Tucked away on the edge of the Hilton Valley Estate, this is a great location. The house has a lovely modern feel, with neutral décor throughout, you wouldn't need to do much to make this house feel like your own. A great feature is the stairway in the middle of the house which is closed in by the living room door and an additional kitchen door, I think this is perfect if you have young children or pets for keeping the rooms sectioned off. Even better there is a WC tucked away in this section too, so no need to go upstairs. The dining kitchen is a lovely modern space with room for all the necessary appliances. With patio doors opening out to the garden and the window above the sink, the room is full of natural light."

As you head up to the first floor, there are two double rooms, similar in size, so no need to argue over the bigger room! There is also a modern family bathroom, with a side window allowing natural light and great for ventilation. On the top floor you have the generously sized master bedroom, with storage at the top of the stairs as well as plenty of room for freestanding furniture. The en-suite is at the back of the bedroom, this modern space runs the length of the room with a large shower and a velux window. I was pleasantly surprised by the size of the garden, being an end terrace, this plot is much bigger than the neighbouring houses. With side access to the tandem driveway at the side of the house".



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Did you spot...

The master bedroom and en-suite are located on the top floor



A message from the seller:

"What I've loved most about living here is the peacefulness of the area — it's quiet, friendly, and feels tucked away while still being close to everything you need. One of my favourite things is having a lovely woodland walk right at the bottom of the road; it's perfect for a morning stroll, walking the dog, or just getting some fresh air. It's been a really calm, relaxing place to come home to."





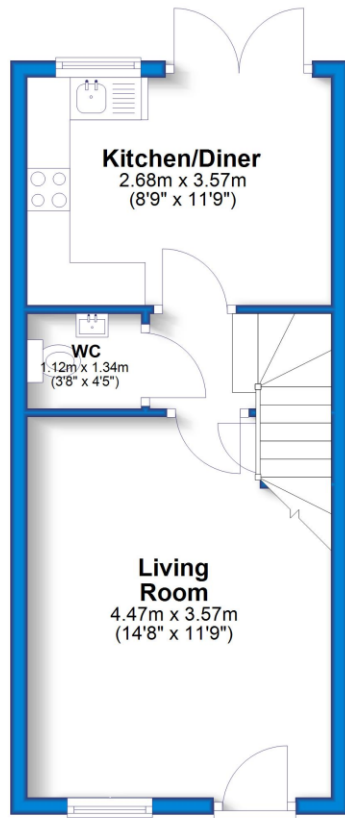
Floor Plan



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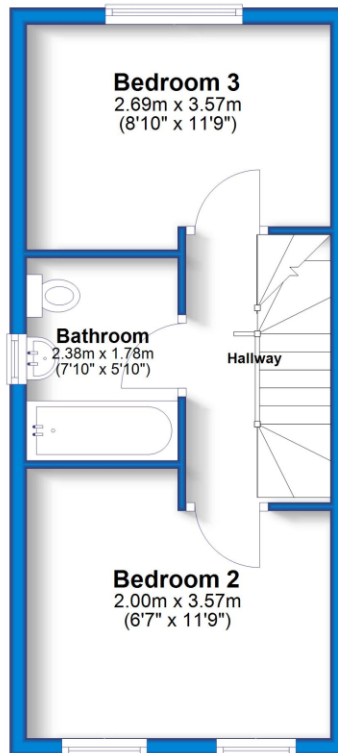
Ground Floor

Approx. 30.2 sq. metres (325.5 sq. feet)



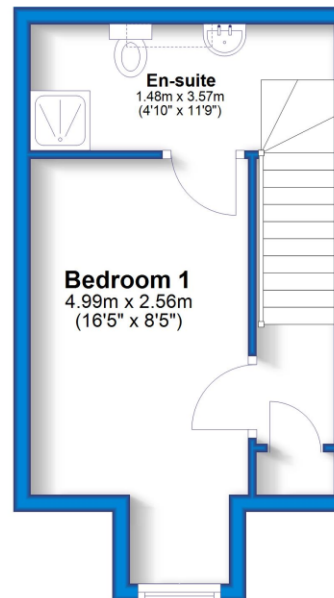
First Floor

Approx. 31.1 sq. metres (335.0 sq. feet)



Second Floor

Approx. 21.1 sq. metres (227.0 sq. feet)



Total area: approx. 82.5 sq. metres (887.6 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(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	



300+ 5 star Google Reviews



Key Features:

- 3 STOREY, 3 BEDROOM END OF TERRACE
- SPACIOUS KITCHEN DINER
- MASTER WITH EN-SUITE
- TANDEM DRIVEWAY PARKING
- CLOSE TO AMENITIES AND WOODLAND WALK
- EPC RATING B
- 7 YEARS NHBC WARRANTY REMAINING
- BUYER MUST MEET CERTAIN CRITERIA - SEE DESCRIPTION



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 Etwell.



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

