

Chasewater Place, Hilton

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Offers in excess of

£210,000



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This property at a glance:



1



2



1



3



B



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Chasewater Place, Hilton



Mikaela says:

“A beautifully presented home in a really great location. Tucked away from the road in a quiet close, having the bonus of tandem driveway parking and private garden access, this would make a great choice for a first family home! You're also close to the lovely woodland walk incorporated as part of this new build estate, so a great place to spend time with the family or walk the dog!

A bright and inviting entrance hallway welcomes you inside.

The lovely living room sits to the front of the home - an attractive and neutral space with plenty of room for furniture and an understairs storage cupboard. The kitchen is my favourite area, with it's glossy cupboards, array of integrated appliances (dishwasher, washing machine and fridge freezer) and double doors out into the lovely south west facing garden, making for a lovely sunny room! There's plenty of space for a small family dining table too. Downstairs, there's also a handy downstairs WC which is ideal for guests.

Upstairs, two spacious double bedrooms both benefit from fitted storage space and there's an attractive family bathroom with a shower over the bath. The grey tiles give the space a really modern finish.

Outside, the garden is mostly laid with lawn but also has a fantastic large decked area, perfect for some outdoor furniture!

There's also the private access directly out to your driveway from the garden. The current owners have used a portion of the driveway for a large shed, which is a great idea for storage! However there's still more than enough room for 2 vehicles to comfortably park on the driveway. For extra storage, the loft has been boarded in line with building regulations, so plenty of storage in this already well equipped home! ”

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Chasewater Place, Hilton



Did you spot...

This lovely home has
driveway parking for
3 cars



A message from the seller:

Welcome to our home at Chasewater Place, we have lived here for the past 5 years. We are sad to be leaving our first home, we have loved our time here but now as our family grows it's time for us to move on and give someone else the opportunity to start their home owning journey. We love that this house is on a quiet back road away from the main road. This house has a lovely south facing garden so lots of sun in the summer (British weather permitting). It is also well located near the Hilton nature walk and easy walking distance to local pubs. The side parking which is big enough for 3 cars means you're not having to park in-front of the front window so allows for plenty of light to the front room. The neighbours are lovely and it's a quiet area to live! The next owners will love living here."

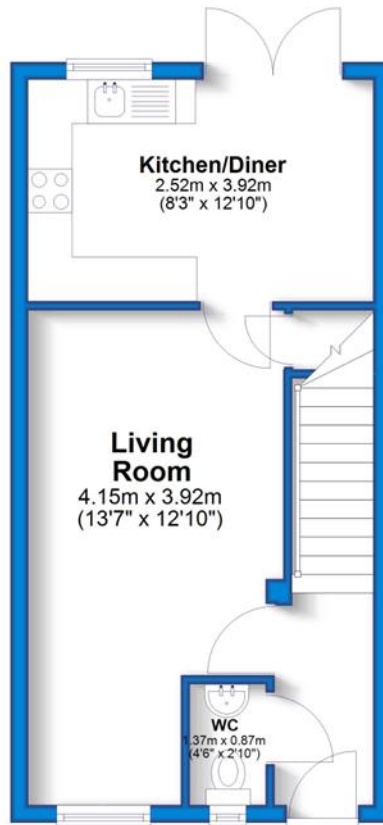
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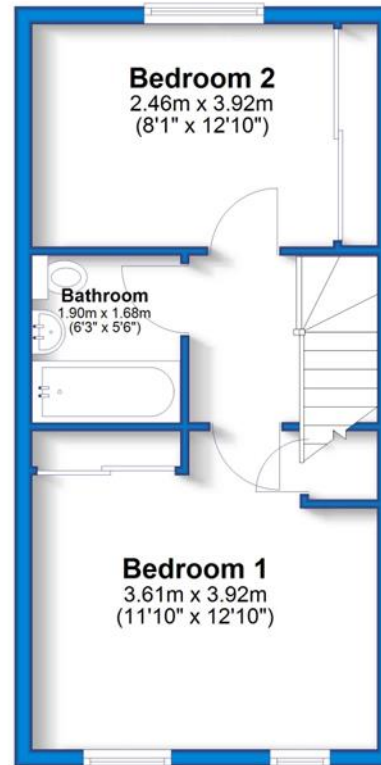
Floor Plan

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Ground Floor
Approx. 32.3 sq. metres (348.0 sq. feet)



First Floor
Approx. 32.1 sq. metres (345.2 sq. feet)



Total area: approx. 64.4 sq. metres (693.3 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	83	
(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	

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300+ 5 star Google Reviews



Key Features:

- 2 BEDROOM END OF TERRACE HOUSE
- CUL-DE-SAC LOCATION
- CLOSE TO AMENITIES, SCHOOLS AND A FANTASTIC WOODLAND WALK
- TANDEM DRIVEWAY PARKING
- PREIM WARRANTY REMAINING
- EPC RATING B



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



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