



Ribble Close
Hilton

Offers Over £240,000



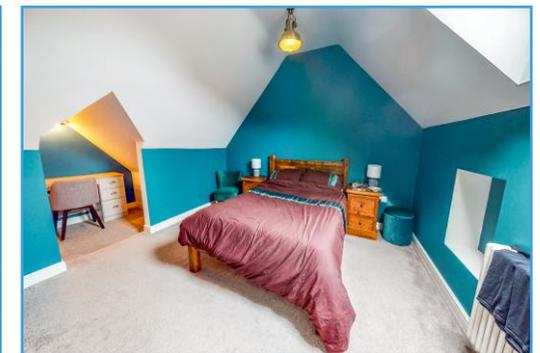
Ribble Close

Hilton

Tucked away at the end of a quiet cul-de-sac, this is a beautifully presented four bedroom family home, which has an en-suite to one bedroom and the loft has been converted to make an additional bedroom with dressing area or office space.

When entering the property, the hallway gives access into the kitchen, living room and WC. The kitchen is fitted with a gas hob and electric oven as well as space for other kitchen appliances. The lounge is to the back of the property, making it very private with double doors out into the garden. The living room also has space for a dining table and has an under-stairs storage cupboard. On the first floor, there are two double bedrooms, a single bedroom and family bathroom. One of the double bedrooms has a fitted wardrobe and has its own en-suite which is fitted with a shower, toilet and wash basin. The bathroom is fitted with a three piece suite comprising of a bath with a handheld overhead shower, toilet and wash basin.

To the top floor, the loft has been converted to make an additional bedroom. There is a storage cupboard at the top of the stairs and the bedroom is fitted with a skylight. There is plenty of space for a double bed and other bedroom furniture as well as having an additional space which could be used for office space, wardrobes or as a dressing area. Outside, the garden is east facing and low maintenance, with a lawn area and a patio giving space for outdoor seating and dining. There is also a gate to allow access from the garden to the front of the home. To the front, there is a driveway parking and a single garage.

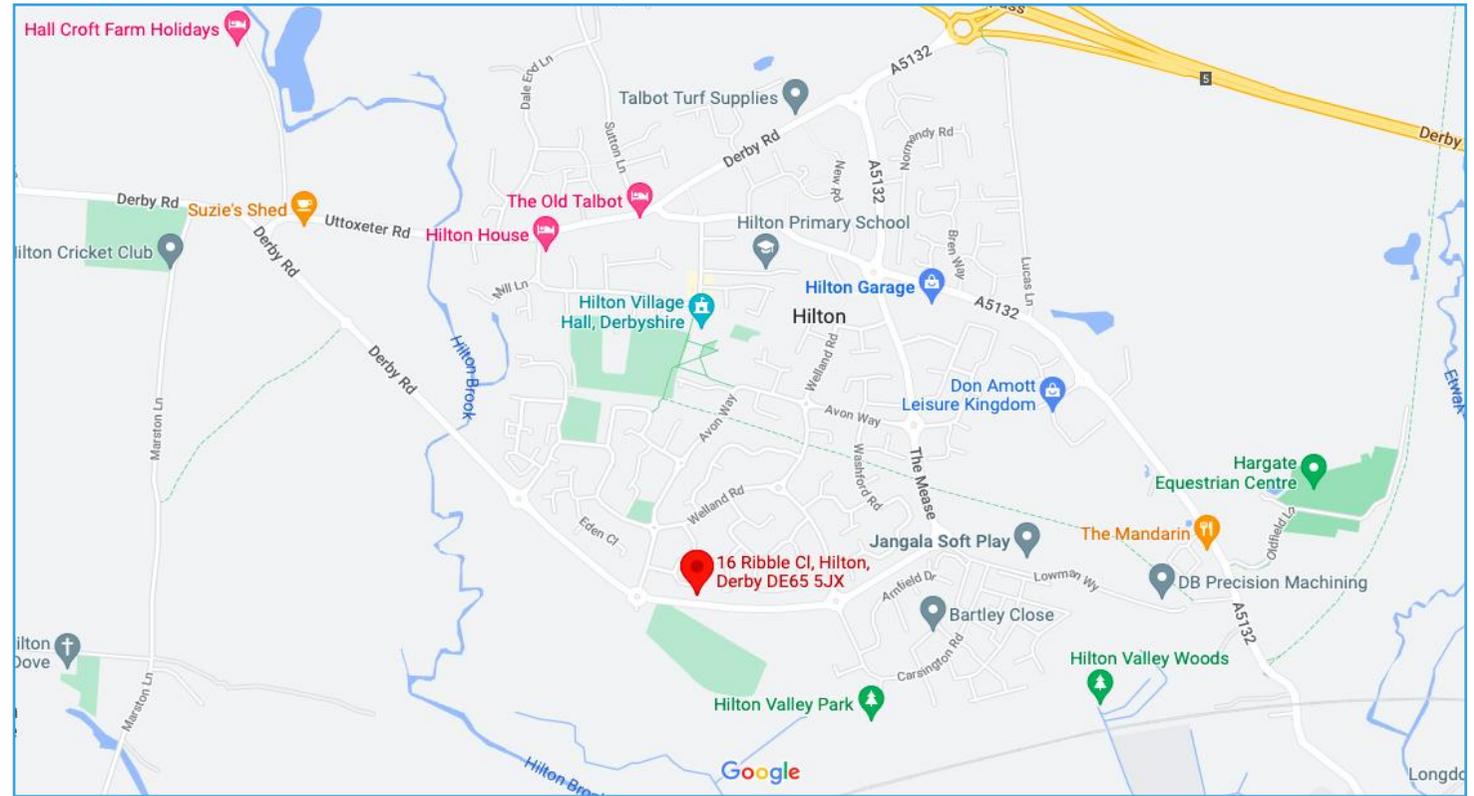


Why You'll Love This Home- Tucked away at the end of a quiet cul-de-sac, this is a beautifully presented family home with an en-suite, garage and driveway parking!

Ribble Close

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Help for buyers

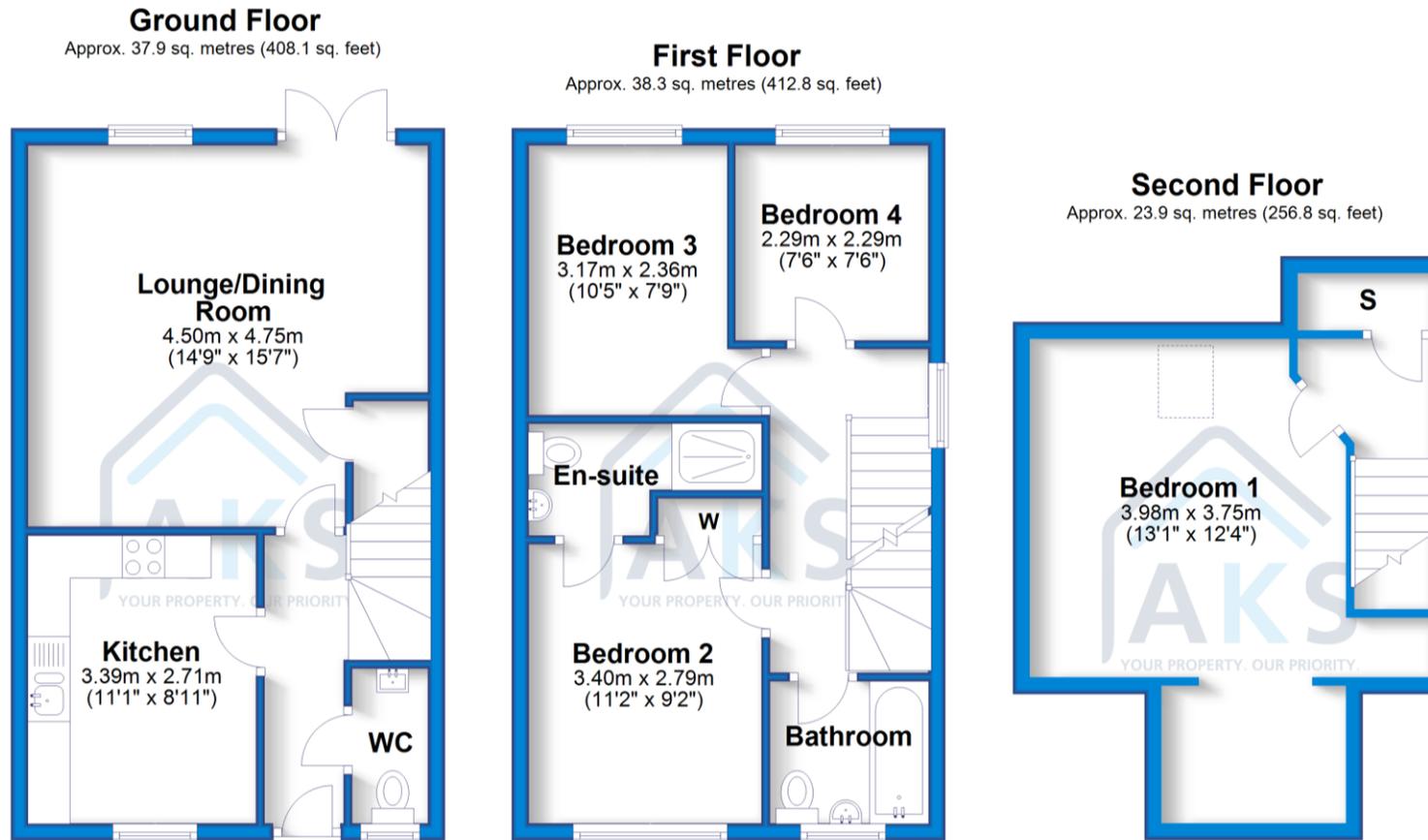
To help your purchase go smoothly we can recommend trusted local mortgage advisors and solicitors



Help for sellers

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

The Floor Plan



Total area: approx. 100.1 sq. metres (1077.6 sq. feet)

Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

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 The Property Ombudsman

 AKS

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.