



33 Hilton Road, Nottingham - NG3 6AN

Guide Price **£390,000**

DavidJames
the estate agent



33 Hilton Road

Nottingham, Nottingham

Stunning period three-storey semi-detached family home with stylish open-plan living alongside three double bedrooms, large family bathroom & en-suite located close to amenities, schools & bus links!

Council Tax band: C

Tenure: Freehold

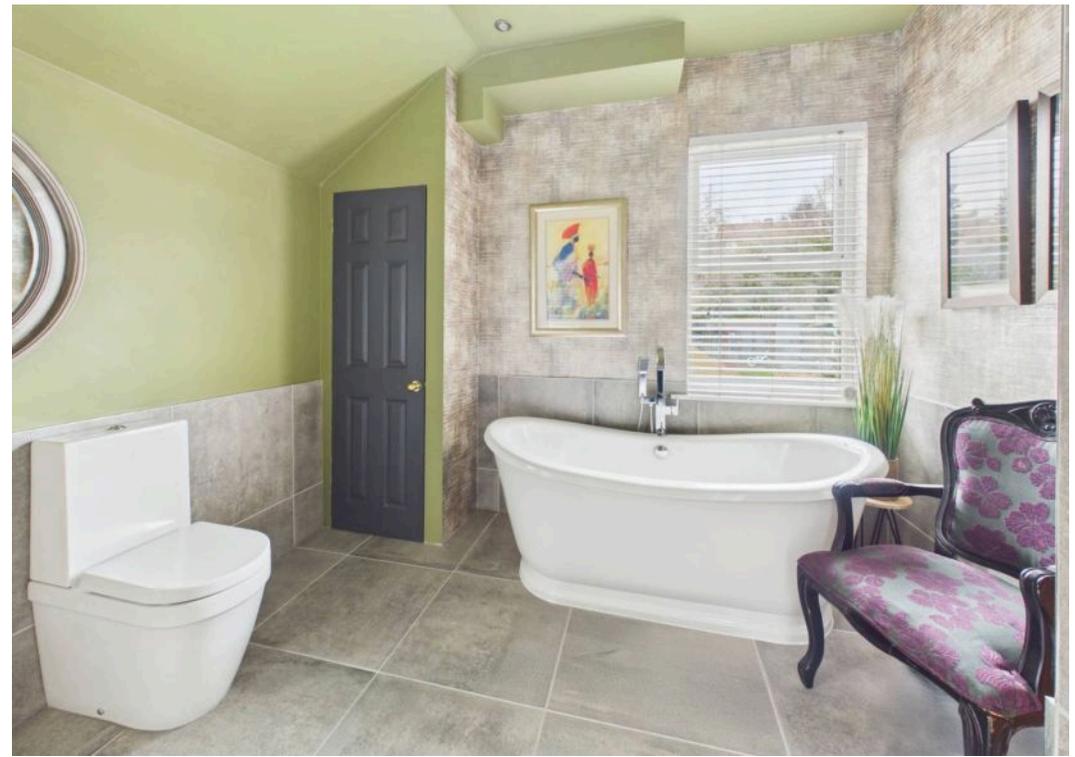
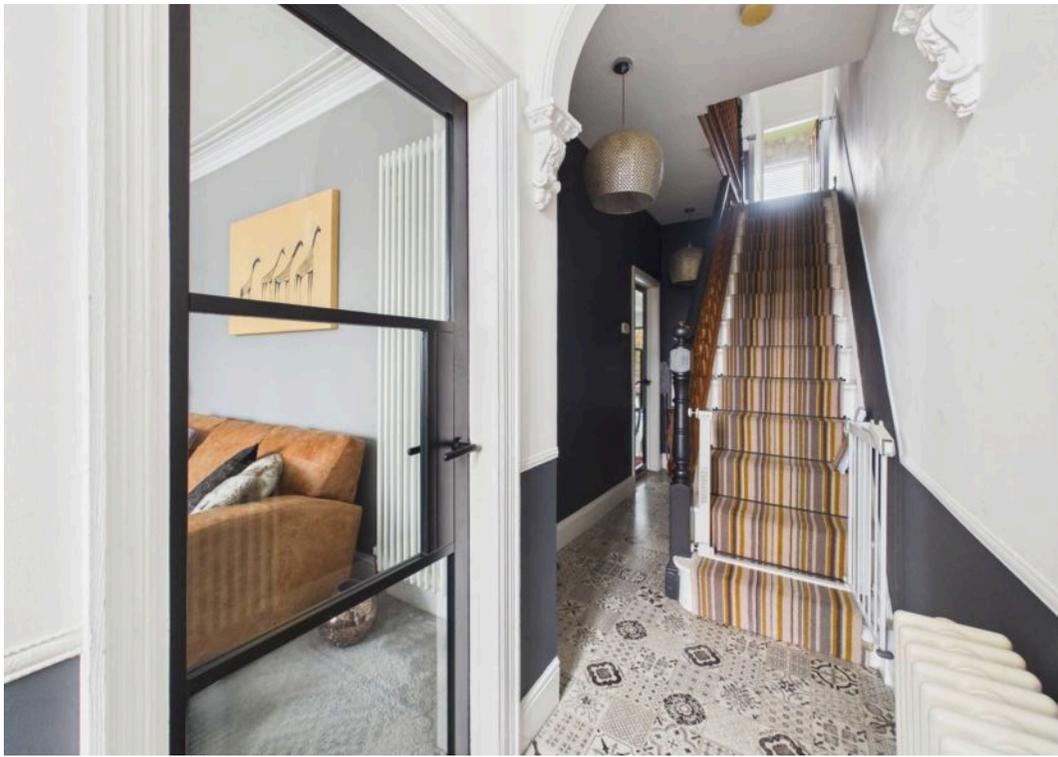
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Period three-storey semi-detached home
- Beautifully decorated with attention to detail, traditional character and contemporary design
- Highly desirable location close to Mapperley's amenities, schools and public transport links
- Stunning lounge with striking fireplace and large traditional bay window
- Impressive open-plan living area designed with cosy sitting area and generous dining kitchen
- Stylish kitchen with a central island, a range of integrated appliances and feature bi-fold doors
- Two well-appointed first floor double bedrooms alongside separate walk-in dressing room
- Bright and spacious second floor double bedroom with separate en-suite shower room
- Beautiful four-piece bathroom suite with freestanding bath and separate walk-in shower enclosure
- Large westerly-facing rear garden with two patios and lawned garden









Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

120.7 m²

1299 ft²

Reduced headroom

6.9 m²

75 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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