





A beautifully appointed three bedroom detached property, situated within the popular village of Hilton, having good access to a range of local amenities and transport links. The property benefits from having two reception rooms, fitted kitchen, three well proportioned bedrooms, en-suite shower room, garage completed with a driveway. Viewing is highly recommended strictly via appointment only.



Accommodation

The property is entered through a wooden front door into a welcoming hallway featuring a central heating radiator, stairs rising to the first floor, and doors leading to various rooms. The ground floor cloakroom is appointed with a wash hand basin and mixer tap set within a vanity unit, a low-level WC, and an opaque double-glazed window to the side elevation. The kitchen diner boasts matching wall and base units, a four-ring gas hob with extractor over, an electric oven below, and space for a dishwasher, washing machine, and fridge-freezer. Additional highlights include under-counter drawers, an under-stairs storage pantry cupboard, a central heating radiator, a double-glazed side-access door, a double-glazed window to the rear, recessed spotlighting, and an opening leading to the dining room and lounge. The lounge enjoys a double-glazed bay-fronted window, a central heating radiator, and an opening to the dining area, which benefits from French doors into the study. The study, complete with underfloor heating and an electric radiator, is illuminated by double-glazed windows to the rear and side, and provides access to the patio through French doors.

The first floor features a landing with a loft hatch and airing cupboard, granting access to three well-proportioned bedrooms and the family bathroom. The master bedroom includes a double-glazed window to the front elevation, built-in wardrobes, and a central heating radiator, along with a door leading to the en-suite shower room comprising a wash-hand basin set in a vanity unit, a low-level WC, and a shower cubicle with glass sliding doors,



splashbacks, and a handset attachment. Bedrooms two and three both contain a central heating radiator and double-glazed windows overlooking the rear elevation. The family bathroom is fitted with a three-piece suite comprising a bath with mixer tap and handset over, a low-level WC, and a wash-hand basin set in a vanity unit. It further benefits from partially tiled walls, a central heating radiator, and a double-glazed window to the side.

Externally, a driveway to the front offers off-road parking, while another driveway to the side leads to the garage. To





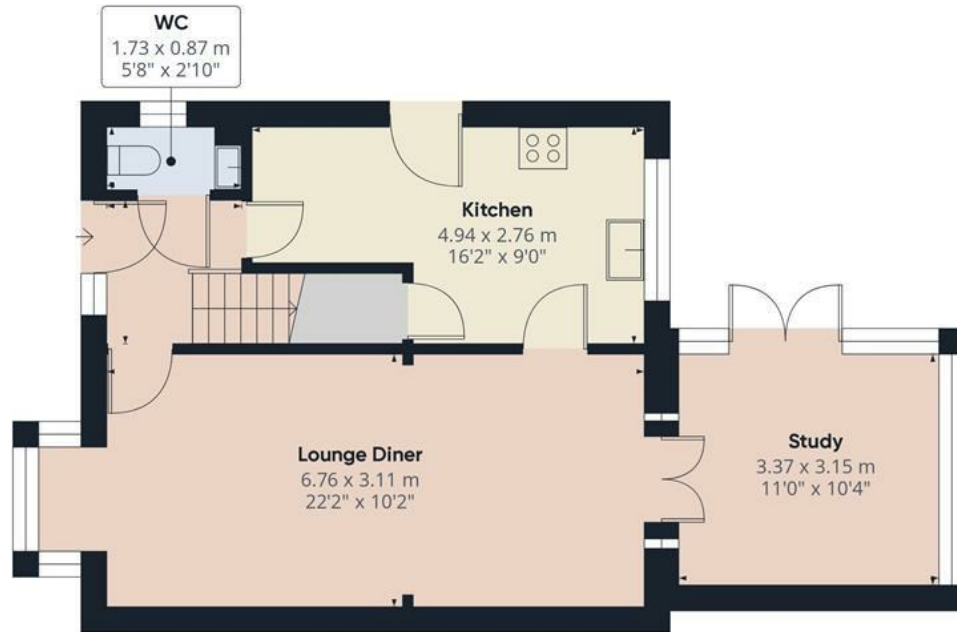


the rear, a lawned garden and patio area provide an ideal space for seating and entertaining, with a pedestrian door allowing convenient garage access.









Floor 0

Approximate total area⁽¹⁾

89.05 m²

958.53 ft²



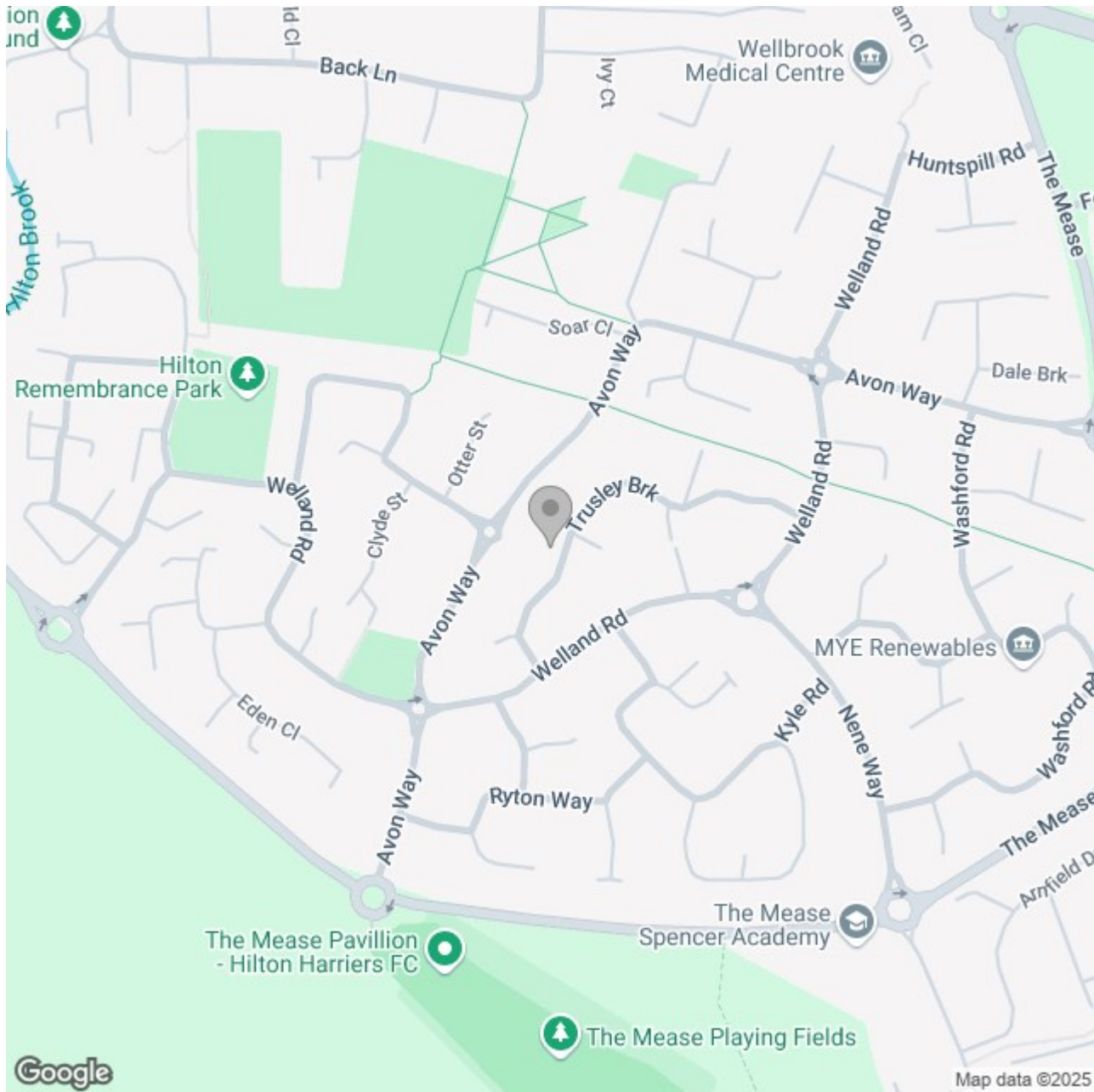
Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	76	
(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	