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SALES & LETTINGS

Ladybower Way, Hilton, DE65 5PB

Asking Price £299,999

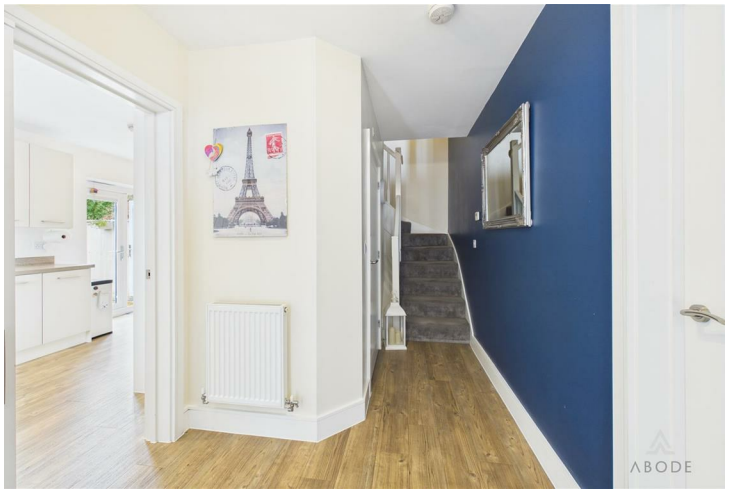


https://www.abodemidlands.co.uk



A beautifully presented three-bedroom detached home occupying a corner position in Hilton. The accommodation includes a bright living room, kitchen diner opening onto the garden, guest WC, main bedroom with en-suite and a family bathroom. An enclosed garden, single garage and tandem driveway complete the property.





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The Ground Floor

A welcoming entrance hallway provides access to the living room, kitchen diner and guest WC, with stairs rising to the first floor.

The living room enjoys windows to the front and side, creating a bright and comfortable space. There is room for a range of seating, with the far end currently incorporating a desk area.

The kitchen diner is fitted with matching wall and base units, contrasting work surfaces and a sink beneath the front-facing window. There is a built-in double oven and gas hob with an extractor above, together with a useful utility cupboard. The dining area comfortably accommodates a table and chairs, with French doors opening onto the garden. The guest WC is fitted with a wash hand basin and WC.

The First Floor

The landing leads to three bedrooms and the family bathroom. The main bedroom features built-in wardrobes and a refitted en-suite shower room, comprising a shower enclosure, wash basin within a vanity unit and WC.

The two further bedrooms offer neatly presented accommodation with space for bedroom furniture. Completing the first floor is the family bathroom, fitted with a bath with shower over and glass screen, pedestal wash hand basin and WC.

Outside

Occupying a corner position, the property has a gravelled frontage with metal railings and a pathway to the front door. A tandem driveway provides off-road parking and access to the single garage.

French doors from the kitchen diner lead into the enclosed garden, which combines a central lawn area with paved space for seating and outdoor dining. Brick walls and timber fencing enclose the garden, with gated access to the outside.

Location

The property is situated on Ladybower Way in Hilton, with village amenities including shops, primary schools and community facilities. Hilton also offers convenient road connections to the A50 and A38 for travel towards Derby, Burton upon Trent and beyond.



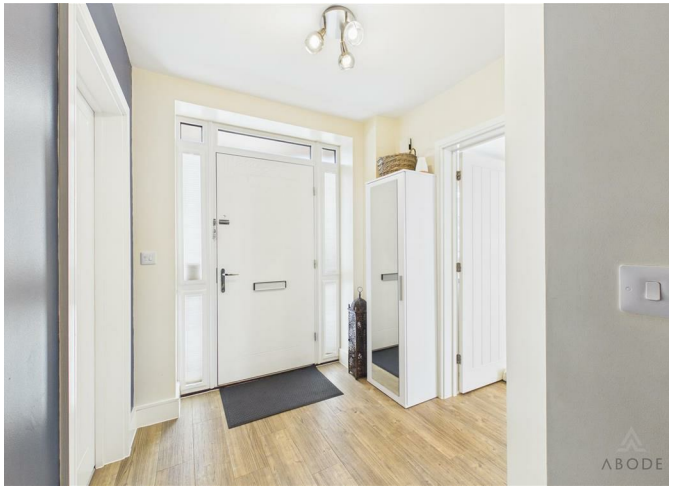

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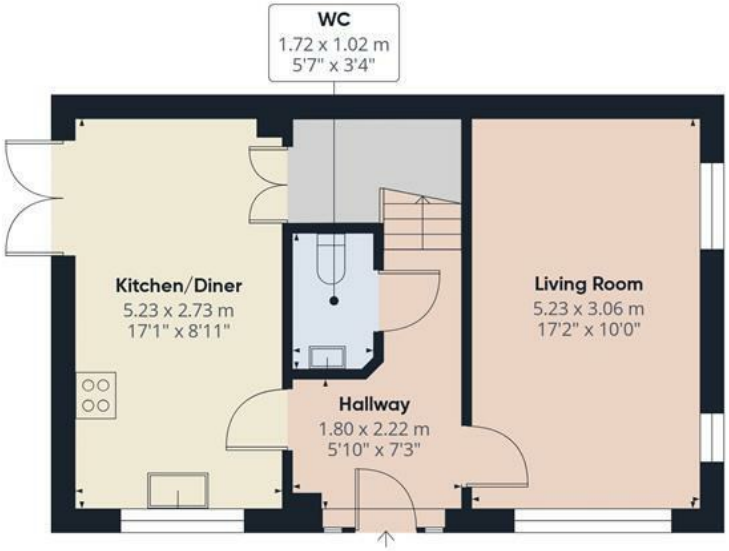

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Floor 0



Floor 1



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Approximate total area(1)

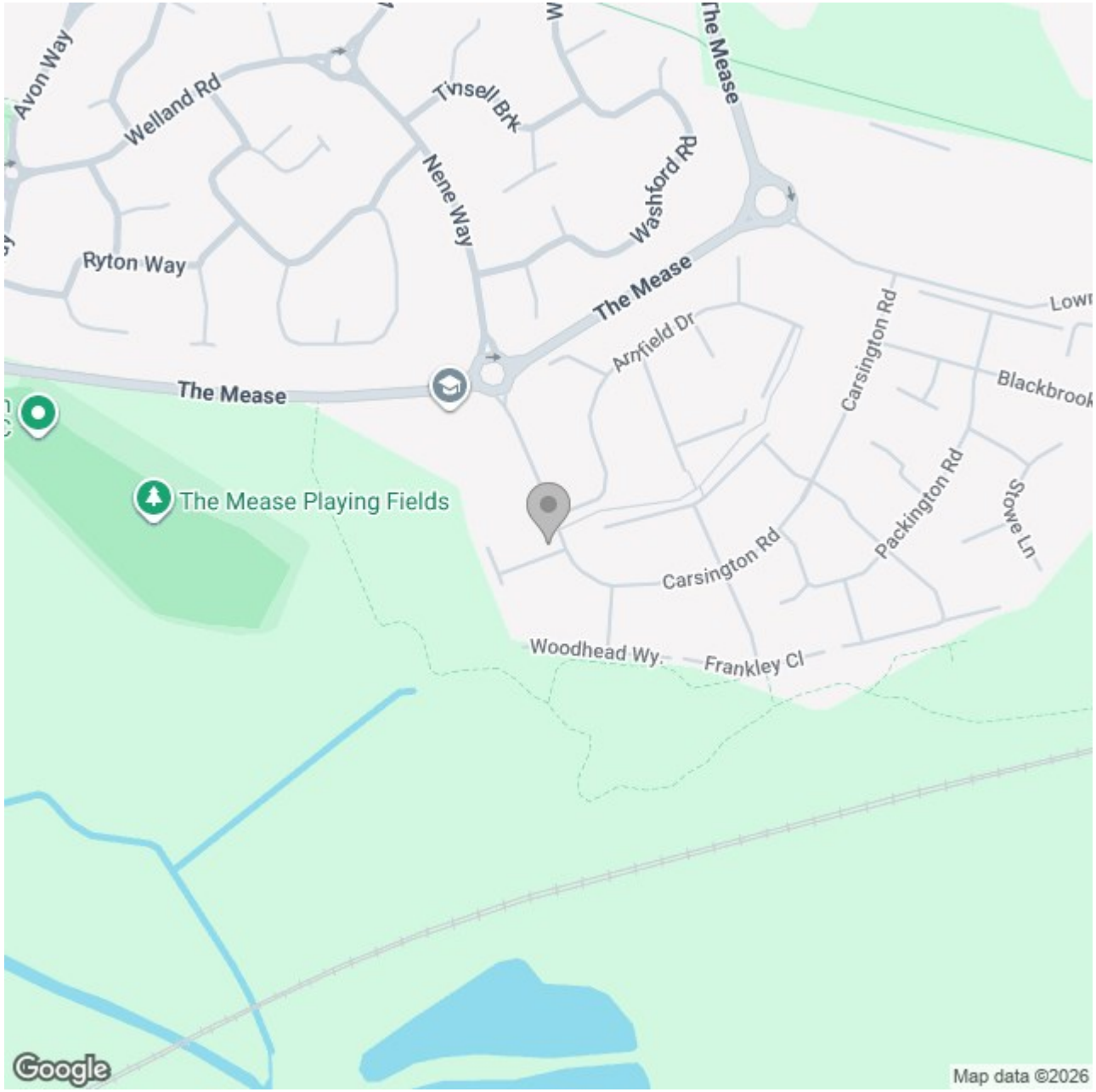
80.2 m²

863 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	83	95
	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.