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Aire Close, Hilton, Derby, DE65 5LW

Asking Price £270,000

https://www.abodemidlands.co.uk/

Situated within a popular residential development in Hilton, this beautifully presented four-bedroom semi-detached home is arranged over three floors and offers spacious, versatile accommodation ideal for modern family living. The property benefits from a generous top-floor principal bedroom suite with en-suite shower room, a well-proportioned living room opening onto the rear garden, a contemporary kitchen diner to the front aspect, off-street parking and a detached garage.

Well maintained throughout and finished in neutral tones, this is a ready-to-move-into home positioned conveniently for local amenities, schooling and transport links.

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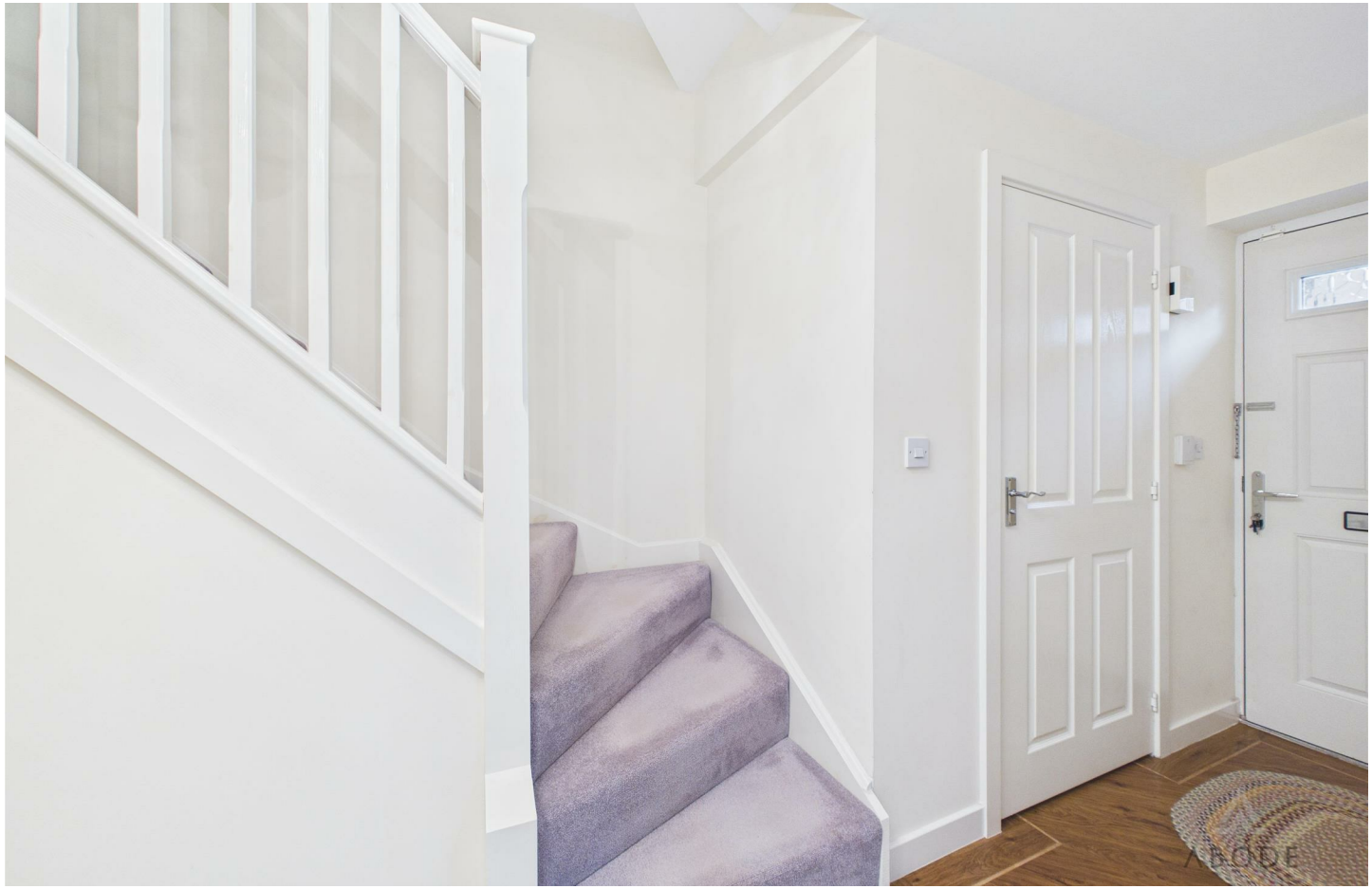
Accommodation

Ground Floor

The accommodation begins with an entrance hallway providing access to the ground floor WC and staircase rising to the first floor.

To the front elevation is a spacious kitchen diner, featuring a range of matching wall and base units with complementary work surfaces, inset sink and drainer, integrated oven and hob with extractor over, and space for additional appliances. A bay window to the front allows for excellent natural light, and there is ample space for a dining table, making this a practical and sociable area.

To the rear aspect is the living room, a well-proportioned space with French doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living. The room comfortably accommodates seating and additional furniture, making it an ideal space for relaxing or entertaining.



First Floor

The first floor landing gives access to three bedrooms and the family bathroom.

The second bedroom on this level is positioned to the rear aspect and offers generous proportions with space for wardrobes and additional bedroom furniture. Bedroom four, also to the rear, is ideal as a child's bedroom, nursery or home office.

Bedroom three is located to the front aspect and is another well-sized room.

The family bathroom comprises a modern suite including bath with shower over and glass screen, wash hand basin set within vanity storage, and low-level WC. The space is finished with contemporary fittings and neutral décor.

Second Floor

The top floor is dedicated to an impressive principal

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bedroom suite. This expansive room spans the full depth of the property and benefits from roof windows providing natural light. The layout offers ample space for a large bed, wardrobes and additional seating or dressing area if desired.

Accessed directly from the bedroom is a modern en-suite shower room featuring a curved shower enclosure, wash hand basin with vanity storage and low-level WC. This floor provides a private retreat, ideal as a primary suite.

Outside

To the front of the property is a neat fore garden and driveway providing off-street parking, leading to a detached garage positioned to the side.

The rear garden is enclosed and mainly laid to lawn with fenced and brick boundaries, offering a secure and manageable outdoor space. A patio area sits adjacent to the property, ideal for outdoor seating and entertaining.

Location

Hilton is a well regarded village offering a wide range of local amenities including shops, public houses, cafes, primary schooling and pleasant green spaces. The area is particularly popular with families due to its community feel and convenient access to surrounding towns.

Excellent transport links are available via the A50 providing easy access to Derby, Burton-on-Trent and Stoke-on-Trent, as well as onward connections to the MI and M6 motorway networks. Rail services are available from nearby stations offering further connectivity.

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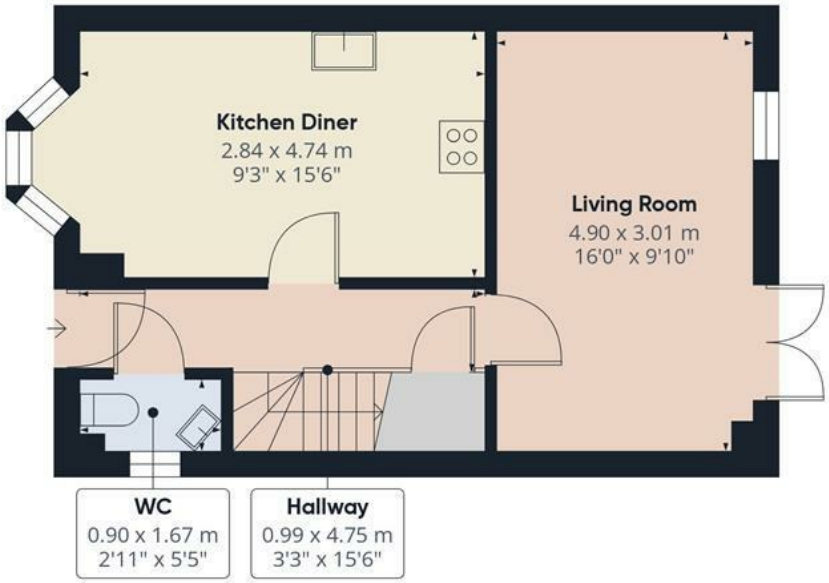
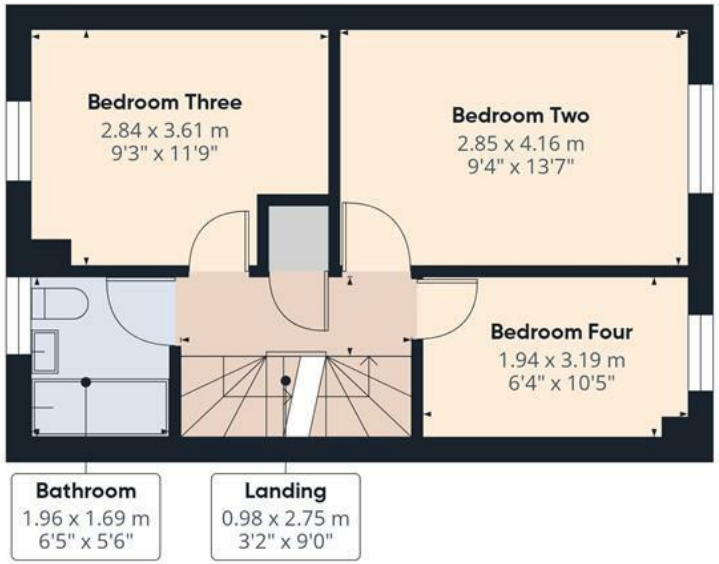
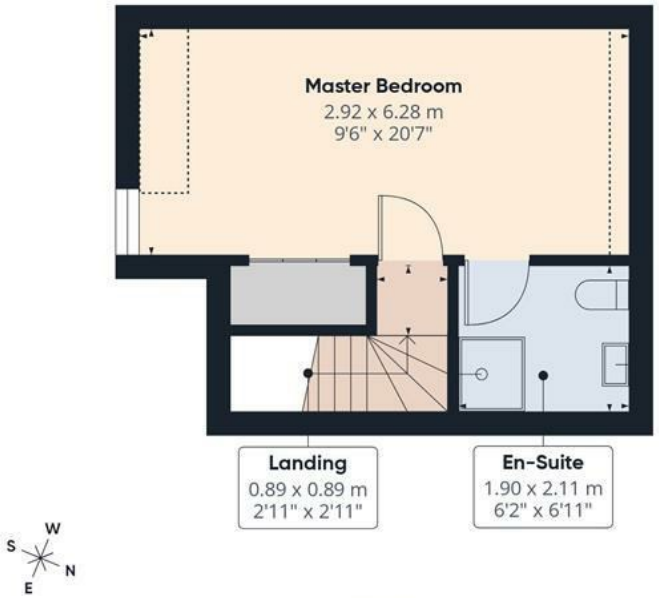


Floor 0



Floor 1



Floor 2

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Approximate total area(1)

97.8 m²

1053 ft²

Reduced headroom

2 m²

22 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.

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

EU Directive 2002/91/EC

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