

CURRAN  
BIRDS  
+ CO

29, DE65  
£110,000



# CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



**GROUND FLOOR APARTMENT WITH TWO PARKING SPACES** - A well presented two bedroom ground floor apartment, set within in this cul-de-sac position in this popular modern development. The property would be ideally suited to the young professional and offers excellent access to local shops and amenities, the A38 & A50 giving good access to local centres including Derby, Burton-on-Trent and Uttoxeter

The property has benefit of being gas centrally heated with uPVC double glazed windows. In brief comprising: entrance hallway with cloaks and storage cupboards, living dining room with open plan access to the kitchen. There is a primary bedroom with storage cupboard, bedroom two and bathroom.

Outside the property has two allocated parking spaces set within a residents car parking area.





#### The Detail

This ground floor apartment opens into a welcoming entrance hallway featuring a useful cloak and storage cupboards and gives access to all principal rooms

The heart of the home is the open-plan lounge and dining area with uPVC windows to the rear and side, offering plenty of natural light. This versatile space seamlessly connects to a modern kitchen, fitted with beech effect cabinetry, granite-look worktops, and a suite of stainless steel appliances including electric oven, gas four ring hob and extractor. There's also space and plumbing for a washing machine, along with tiled splashbacks and a wall mounted central heating boiler with window to the side elevation.

The generously sized primary bedroom is located to the rear and benefits from access to a spacious understairs storage cupboard. There is also a second double bedroom with window to the rear elevation. There is a bathroom fitted with a modern white suite and chrome fittings and window to the front.

Externally, the property benefits from two allocated parking spaces located in a residents car park.





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### The Location

Hilton is a vibrant and well-served village offering a superb blend of lifestyle convenience and community spirit. It features a local supermarket, a shopping parade with a variety of everyday essentials and two reputable primary schools.

The property also falls within the catchment area for the highly regarded John Port Spencer Academy, making it an appealing choice for families.

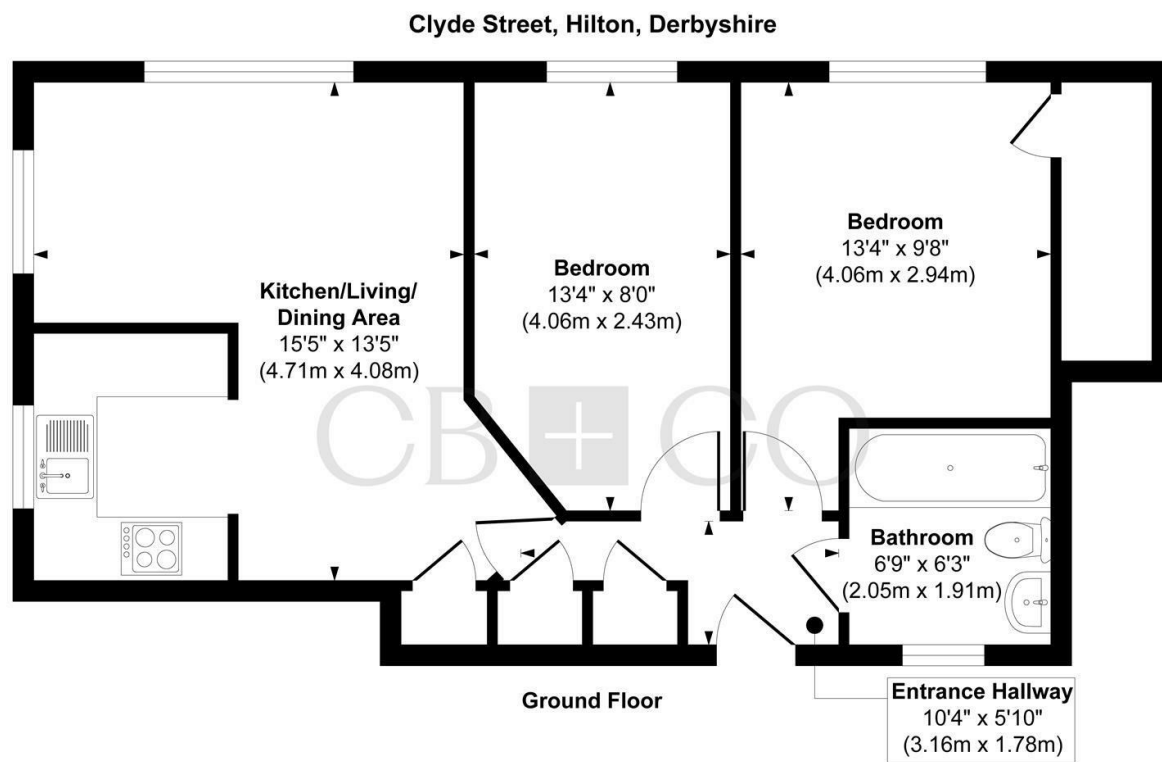
For leisure and recreation, nearby Broughton Heath Golf Club and Church Broughton Tennis Club offer excellent facilities, while the village itself includes a medical centre, post office, village inns, nurseries and regular bus services.

Its strategic location ensures easy access to key routes including the A38, A50, M1 and M6, providing swift travel to Derby, Burton-on-Trent, Uttoxeter and other regional centres.









**Approx. Gross Internal Floor Area 558 sq. ft / 51.84 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## *The Particulars*

- Two Double Bedroom Ground Floor Apartment
- Delightful Cul-de-Sac Position
- Ideal First Time Buy or Investment
- Gas Central Heating & uPVC Double Glazing
- Entrance Hallway & Three Storage Cupboards
- Open Plan Living Dining Room with Kitchen Area
- Two Double Bedrooms & Bathroom
- Two Allocated Parking Spaces
- Close to Excellent Local Shops & Amenities
- No Chain Involved

### *Size*

Approx 558.00 sq ft

### *Energy Performance Certificate (EPC)*

Rating C

### *Council Tax Band*

B

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Let's *Talk*

01332 411050  
hello@curranbirds.co  
curranbirds.co

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