



HILTON CLOSE, MICKLEOVER, DERBY

OFFERS IN EXCESS OF: £250,000

3 BEDROOM | 1 BATHROOM | 1 RECEPTION



WELCOME TO HILTON CLOSE

SUPERB DINING KITCHEN & CUL-DE-SAC POSITION –
A beautifully presented three bedroom semi-detached home, set within this most convenient cul-de-sac, just a short walk away from Mickleover Village centre. Ideally located for easy access to the Royal Derby Hospital and Mickleover's excellent range of local amenities, this property is perfect for first-time buyers, young professionals, or those looking to downsize.

Internally, the accommodation comprises an inviting entrance hallway, lounge and a beautifully appointed dining kitchen with french doors to the rear garden. Upstairs, the first floor landing provides access to three bedrooms and a contemporary shower room.

Outside, the property benefits from a driveway, a neatly maintained gravelled front garden, and gated side access leading to a landscaped rear garden with split level timber decked seating area, paved patio and gravelled beds,

THE DETAIL

A welcoming entrance door opens into the entrance hall, with stairs rising to the first floor and access to the principal reception room. The bright and comfortable lounge features an attractive inset fireplace with hearth, creating a cosy focal point.

To the rear of the property is a beautifully-appointed fitted dining kitchen, comprising a range of grey panelled wall and base units with complementary work surfaces, composite sink and drainer, induction hob with integrated oven below, integrated tall fridge freezer and integrated dishwasher and integrated washing machine. The kitchen benefits from a useful under-stairs storage cupboard, tiled flooring, and French doors opening directly onto the rear garden, providing an ideal space for both everyday family living and entertaining.

The first-floor landing provides access to three bedrooms. The generous primary bedroom is enhanced by a range of built-in wardrobes with mirrored sliding doors, offering excellent storage. Completing the accommodation is a stylish contemporary shower room fitted with a modern white suite comprising a walk in shower, vanity wash hand basin and low flush wc with stylish tiling.

Outside, to the front of the property is a low maintenance gravelled front garden alongside a private driveway providing off-road parking for approximately three vehicles. Gated side access leads to the beautifully landscaped rear garden, thoughtfully designed to create a versatile outdoor living space. Features a split level raised timber decked seating area, paved patio, gravelled bed and dedicated barbecue area, and a garden shed, making it ideal for relaxing, entertaining, and family enjoyment throughout the year.

CB+CO





The Location

Hilton Close is ideally situated within the sought-after Mickleover area, offering close proximity to essential local amenities including shops, cafes, and pubs. The property is within the catchment area for John Port School and is just a short drive to the Royal Derby Hospital, making it a prime location for both families and professionals.

The property also benefits from easy access to Mickleover Golf Club and other recreational facilities, as well as excellent transport links to Derby city centre and surrounding areas. With a range of local parks, schools, and transport routes nearby, this location is ideal for those seeking convenience and connectivity.

AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.



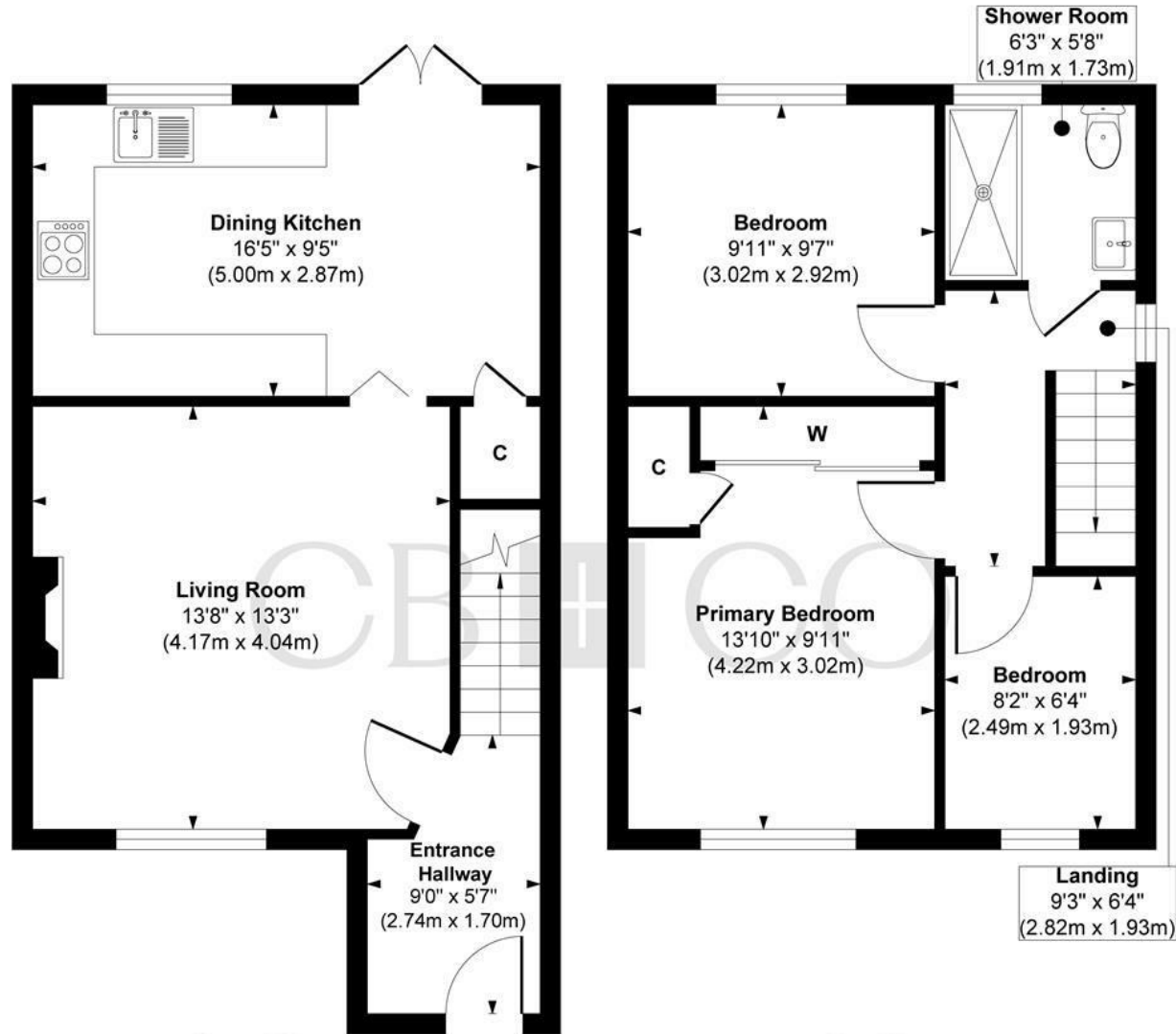








Hilton Close, Mickleover, Derby



Ground Floor
Approximate Floor Area
417 sq. ft
(38.74 sq. m)

First Floor
Approximate Floor Area
384 sq. ft
(35.67 sq. m)

Approx. Gross Internal Floor Area 801 sq. ft / 74.41 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

801.00 sq ft

EPC RATING

COUNCIL TAX BAND

B

- Beautifully Presented Three Bedroom Semi-Detached Home
- Ideal for Young Family Or First Time Buy
- Highly Convenient Cul-de-Sac Location
- Gas Central Heating & Double Glazing
- Entrance Hallway, Lounge & Dining Kitchen
- Three Bedrooms & Contemporary Shower Room
- Driveway, Front Garden & Low Maintenance Landscaped Rear Garden
- Short Walk Away from Mickleover Village & Excellent Local Shops & Amenities
- Easy Access to the Royal Derby Hospital
- No Chain Involved

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
CURRANBIRDS.CO

MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
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