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Hilderstone Close
£215,000

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



Hilderstone Close is a well-presented three-bedroom family home located in the popular area of Alvaston. This property is an excellent option for first-time buyers and growing families. The spacious lounge leads into a bright conservatory, which extends the living area and offers a pleasant view of the rear garden. The kitchen diner is equipped with shaker-style units and integrated appliances, providing a practical space for family meals. Upstairs, the three bedrooms, including a master with built-in wardrobes, offer plenty of storage and comfort. A family bathroom completes the upper floor. Outside, the property benefits from a large block-paved driveway and a well-maintained rear garden with decking, patio, and lawned areas, perfect for outdoor living.





The Detail

This delightful property offers an inviting and practical layout, beginning with the entrance via a UPVC door with frosted glass, leading directly into the kitchen diner. The kitchen is well-equipped with shaker-style wall and base units, an integrated electric oven, and space for a large American fridge-freezer. Laminate flooring and recessed lighting add a contemporary touch. A cloak area and WC with a vanity unit are conveniently located on the ground floor, making it ideal for family living.

The L-shaped lounge features open-plan stairs and French doors that open into the conservatory, which is a bright and versatile space with vinyl flooring and a wall heater for year-round use. Upstairs, the landing offers loft access, and all three bedrooms are generously sized, with the master benefiting from built-in wardrobes. The second and third bedrooms offer further flexibility for family living or home office use. The modern bathroom includes a white three-piece suite with a rainfall shower and tiled walls, ensuring a contemporary finish.

Externally, the property is complemented by a large block-paved driveway for off-road parking. The rear garden has a delightful mix of decking, patio, and lawn areas, perfect for enjoying the outdoors in any season, along with a garden shed for extra storage.







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The Location

Alvaston is a popular residential suburb of Derby, located approximately 4 miles southeast of the city centre, offering an array of conveniences for modern living. The property is within easy reach of Alvaston Park, which features extensive recreational facilities, including sports courts, children's play areas, and a weekly park run every Saturday. For those who enjoy outdoor activities, the location offers scenic walks along the River Derwent, leading to either Elvaston Castle and its beautiful grounds or into the heart of Derby city centre.

The area is well-connected, with the Skyline bus service running every 30 minutes to East Midlands Airport, providing a direct link for frequent travellers. Additionally, the property is close to the vibrant Pride Park, home to a range of amenities, including restaurants, gyms, and retail outlets, offering a great blend of leisure and convenience.

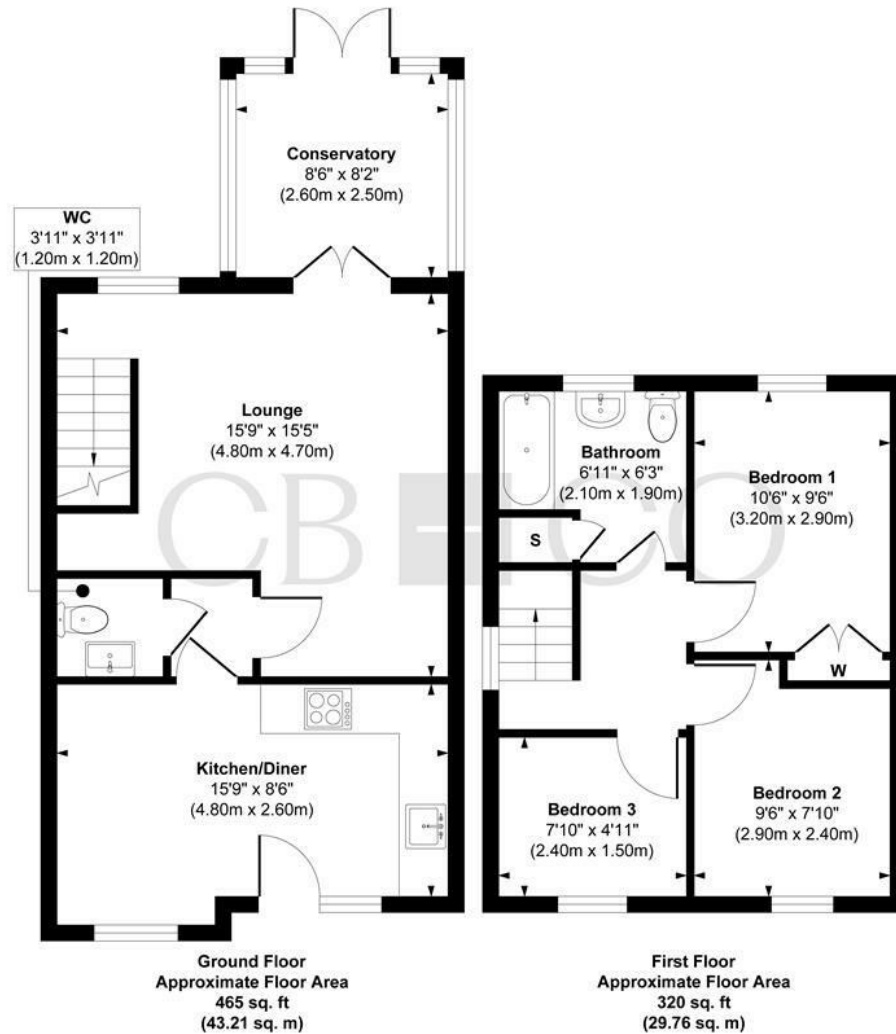
For everyday shopping, a nearby precinct is within walking distance, offering a variety of shops and services. Whether you prefer a peaceful walk along the river or a quick trip to the city centre, this location strikes the perfect balance of transport links and local amenities.







4 Hilderstone Close



Approx. Gross Internal Floor Area 785 sq. ft / 72.97 sq. m

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

Produced by Elements Property

The Particulars

- Well Presented Three-Bedroom Family Home In Alvaston.
- Spacious Lounge Leading Into Bright Conservatory With Rear Garden View.
- Shaker-Style Kitchen Diner With Integrated Appliances.
- Master Bedroom With Built-In Wardrobes Offering Ample Storage.
- Modern Downstairs WC.
- Large Block-Paved Driveway.
- Well-Maintained Rear Garden Featuring Decking, Patio, And Lawn Areas.
- Popular Residential Area With Excellent Local Amenities.
- Easy Access To Alvaston Park And Scenic River Walks.
- Great Transport Links With Direct Bus To East Midlands Airport & Easy Access To A38/A50.

Size

Approx 785.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

A

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Let's *Talk*

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