

CURRAN
BIRDS
+ CO

Blackbrook Road
£230,000



CURRAN BIRDS + CO

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



STYLISH, MODERN THREE BEDROOM PROPERTY - Situated in the highly sought-after location of Blackbrook Road, Hilton, this beautifully presented property offers the perfect blend of contemporary design and practical family living. The spacious living areas are enhanced by stylish grey wood-effect flooring throughout, while the large, open-plan dining kitchen with French doors to the garden provides an ideal space for family gatherings. Upstairs, the well-proportioned bedrooms, including a master suite with an en-suite, ensure comfort and privacy. The enclosed rear garden, with its Cotswold stone seating areas and timber deck, offers a peaceful outdoor retreat. This property also benefits from off-road parking for two vehicles, making it an excellent choice for modern living in a desirable location.





The Detail

This charming three-bedroom home is designed for modern family living, with a well-thought-out and stylish layout. Upon entering, you are greeted by the welcoming living room, complete with a front elevation window that allows natural light to flood the space. The downstairs WC is finished with a white two-piece suite, chrome fixtures, and tiled splashbacks.

The spacious dining kitchen is the heart of the home, offering sleek grey matte finish units, integrated Electrolux appliances, and laminated work surfaces. French doors lead directly into the rear garden, seamlessly connecting indoor and outdoor spaces, making it perfect for family meals or entertaining guests.

Upstairs, the primary bedroom benefits from built-in storage and an en-suite shower room with a contemporary three-piece suite. The additional two bedrooms, both overlooking the rear garden, offer ample space and comfort. The family bathroom is finished with a white three-piece suite, chrome fixtures, and a heated towel rail.

The exterior offers off-road parking with a tarmac driveway for two vehicles. The enclosed rear garden is thoughtfully designed, featuring Cotswold stone seating areas, raised planting beds, and a timber deck. The outdoor bar/shed area is ideal for summer BBQs and social gatherings.







CURRAN BIRDS + CO

The Location

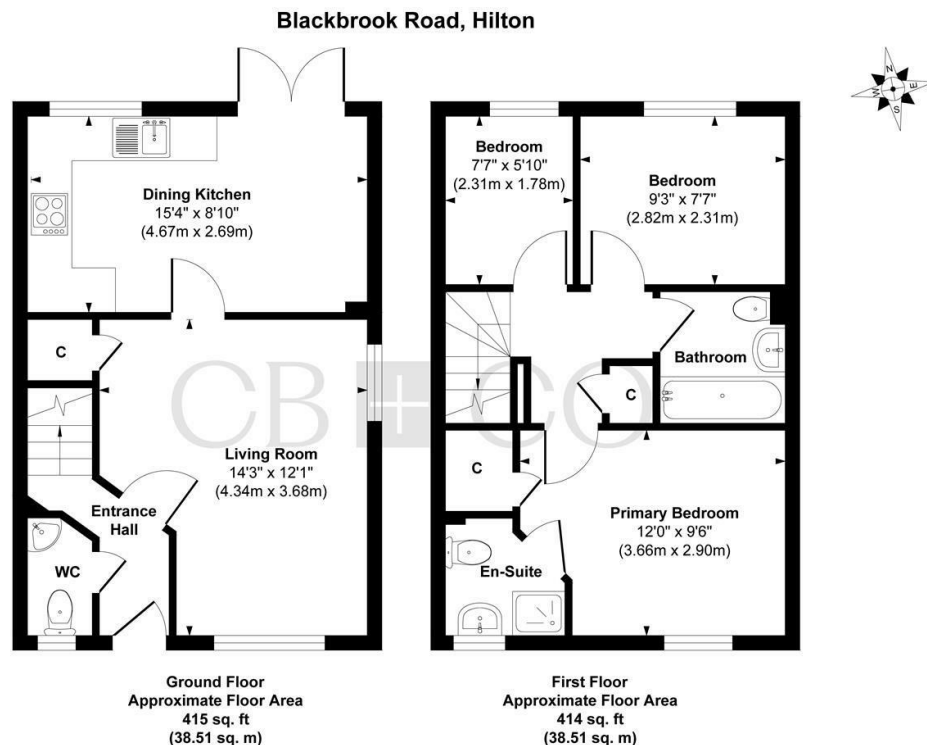
This property is located in the catchment area for the highly regarded John Port School, providing excellent educational opportunities. The village also has two primary schools, offering great options for families. Hilton offers a variety of local amenities, including a supermarket and shopping parade, making everyday life convenient.

The village also has a selection of good pubs, ideal for socialising and relaxing. For outdoor enthusiasts, the nearby Great Northern Cycle Track is perfect for walking, cycling, and running. Sports lovers will enjoy the Church Broughton Tennis Club, which offers both tennis and padel tennis, and Broughton Heath Golf Club is nearby. The property is also ideally located with easy access to the A50, providing quick routes to Derby City Centre and beyond.









Approx. Gross Internal Floor Area 829 sq. ft / 77.02 sq. m

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

Produced by Elements Property

The Particulars

- Stylish Three-Bedroom Home Perfect For Modern Living
- Open-Plan Dining Kitchen With French Doors To Inviting Garden
- Spacious Lounge With Neutral Decor
- Primary Bedroom With Stylish En-Suite Shower Room
- Two Further Good Sized Bedrooms
- Grey Wood-Effect Flooring For A Contemporary Finish
- Garden Ideal For Entertaining, With Timber Deck & Outdoor Bar/Shed
- Off-Road Parking With Tarmacadam Driveway For Two Cars
- John Port School Catchment
- Popular Village with Supermarket, Shops, Pubs And Great Road Links

Size

Approx 829.00 sq ft

Energy Performance Certificate (EPC)

Rating B

Council Tax Band

C

CURRAN BIRDS + CO

Let's *Talk*

01332 411050
hello@curranbirds.co
curranbirds.co

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2024 All rights Reserved