

£112,500



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This property at a glance:



1



2



1



2



B



Watch the video



Merlin Lane, Hilton



Mikaela says:

“Set within a quiet cul-de-sac in the popular village of Hilton, this beautifully presented two-bedroom semi-detached home offers stylish interiors, two parking spaces and a south-facing garden. Offered on a shared ownership basis, it is a fantastic opportunity for anyone looking to take their next step onto the property ladder.

The home enjoys a lovely position overlooking trees to the front, giving it a peaceful and private feel from the moment you arrive.

Stepping inside, I immediately loved what the current owner has done with the decor. Modern neutral tones, stylish panelling and glass-panelled doors allow the natural light to flow beautifully throughout the ground floor. No area has been overlooked, and the whole home feels bright, welcoming and ready to move straight into.

The lounge is a brilliant size, with plenty of space for a large sofa and additional furniture. From here, you walk through into the sleek grey kitchen and dining space, which feels modern and sociable with room for a dining table. Double doors open directly onto the garden, while a downstairs WC completes the ground floor.

Outside, the south-facing rear garden is a great size and provides a blank canvas for its next owners to make completely their own, whether that means creating an entertaining space, adding more planting or keeping it simple and easy to maintain.

Upstairs are two genuinely spacious double bedrooms, both offering plenty of room for wardrobes and larger pieces of furniture. The family bathroom has also been finished beautifully, with a modern design and a window that allows the room to fill with natural light.

With generous rooms, gorgeous interiors and a lovely setting within Hilton, this is a shared ownership home that certainly doesn't feel like a compromise”



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Merlin Lane, Hilton



Did you spot...

This fantastic home is situated within a quiet cul-de-sac



A message from the seller:

"One of the things we've loved most about living here is how quiet and tucked away the street feels, with friendly and peaceful neighbours. The south-facing garden is a real highlight, getting sunshine throughout the day right through to sunset. We've also really appreciated the size of the bedrooms and the built-in double and triple wardrobes, which provide plenty of storage. The lounge and kitchen/diner feel bright and spacious, making the home feel really open and welcoming. Having a double driveway with an EV charger has also been incredibly convenient, and with Aldi just a two-minute walk away via the cut-through, it's been so handy for everyday essentials."

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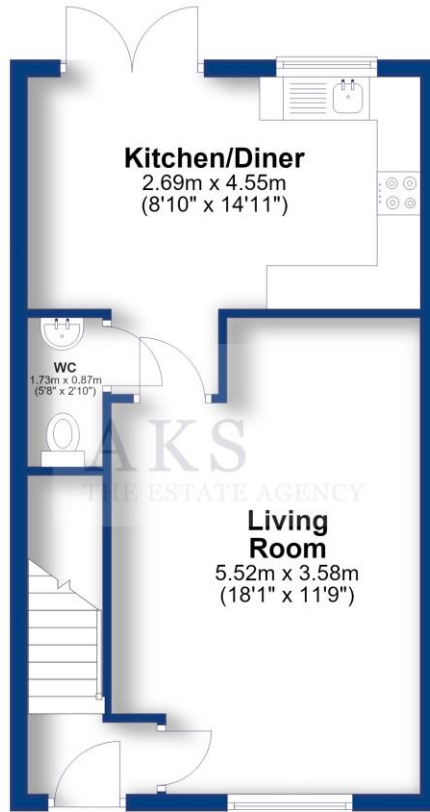


Floor Plan

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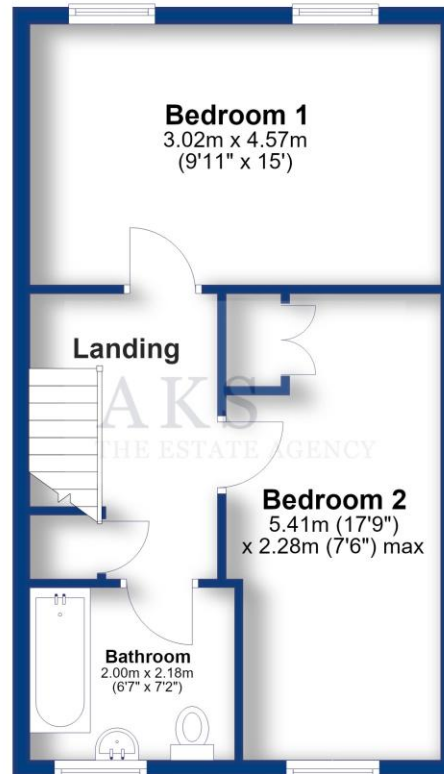
Ground Floor

Approx. 37.9 sq. metres (408.0 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.8 sq. feet)



Total area: approx. 76.4 sq. metres (822.8 sq. feet)



Energy Performance Certificate

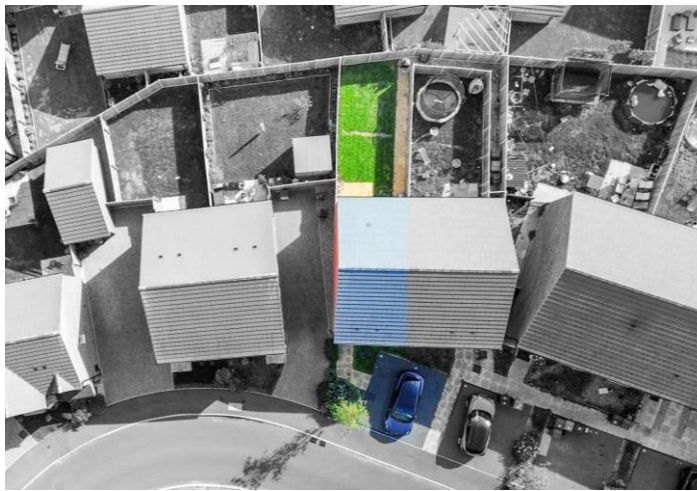
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Merlin Lane, Hilton

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Key Features:

- 45% SHARED OWNERSHIP
- BEAUTIFULLY FINISHED 2 DOUBLE BEDROOM SEMI DETACHED HOME
- KITCHEN DINER TO THE REAR
- 2 SIDE BY SIDE PARKING SPACES
- QUIET CUL DE SAC LOCATION CLOSE TO HILTON VILLAGE AMENITIES
- EPC RATING B



About the area:

The village of Hilton is a fantastic family village and has something for everyone in the family. Within Hilton there are also plenty of essential amenities including, a doctors with two pharmacies, The Post Office, several nurseries, Tesco Express, Aldi and plenty of takeaway food options. Hilton has several hair and beauty salons, a bakery, pubs around the village, a village hall and a number of play areas for children. To the back of the village hall there is a skate park, football pitches and a tennis/football court. The buses which run through the village provide a service which goes to other local villages as well as into Derby City Centre and Burton Town Centre. It has easy access to major road links with the A38 and A50 both just a couple of minutes' drive from the village and the A516 to Derby.



Schools:

There are two Primary Schools, Hilton Spencer Academy and The Mease Spencer Academy which both feed through to John Port School in the neighbouring village of Etwall.



300+ 5 star Google Reviews



Don't miss out on the chance to own this incredible property!

To book a viewing with **Mikaela** call **01332 30 30 30**

[Click here](#) to watch the property video



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