

Valehouse Close, Hilton

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Offers in excess of
£220,000



This property at a glance:



1



3



2



2



B



Watch the video

Valehouse close, Hilton



Andrew says:

"I love the plot of this home, it's much larger than most properties this size on the development, it gives so many potential options to the home for future. Being just 5 years old, you also get the benefit of a new build but all the snagging is sorted! It's in a lovely spot on the development too, the garden is a fantastic size and not overlooked either! We really love this home!"



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Did you spot...

The size of the garden and how it wraps around the house.



A message from the seller:

"Selling this house for me is very bittersweet! I have loved living here for the past 5 and a 1/2 years and really making it my own. The plot is larger than most, and is in a slightly more private location of the estate. The property would be great for any first time buyers, or even a new growing family!

Unfortunately due to a new working location & also a new relationship, I've felt it's time to finally move on and potentially upsize. I hope you love Valehouse Close just as much as I do!"





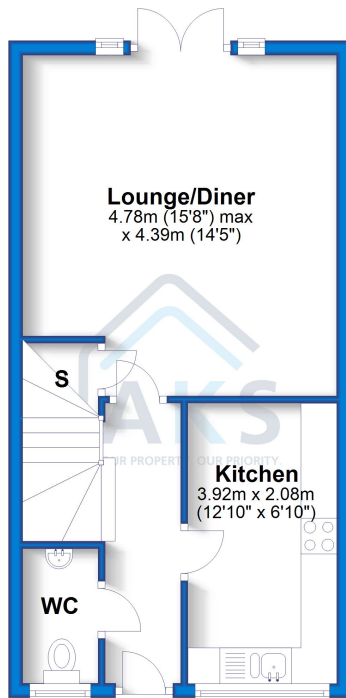
Floor Plan



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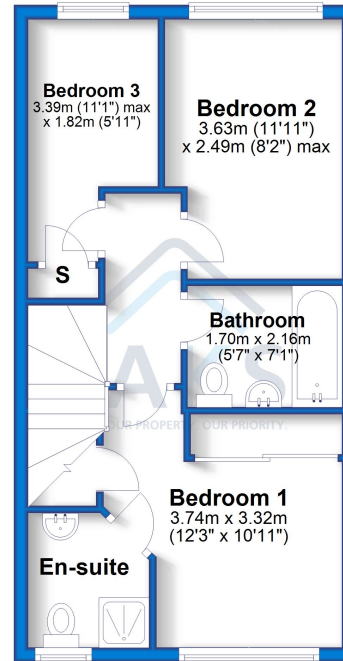
Ground Floor

Approx. 38.7 sq. metres (416.1 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.1 sq. feet)



Total area: approx. 77.3 sq. metres (832.1 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		85
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC



200+ 5 star Google Reviews



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

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



Key Features:

- DRIVEWAY PARKING FOR TWO VEHICLES
- IDEAL FOR A FIRST TIME BUYER
- POTENTIAL TO EXTEND STPP
- LONG WEST FACING GARDEN
- ADDITIONAL SPACE TO THE SIDE GIVING EXTRA GARDEN OR STORAGE SPACE
- 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.

