



Kyle Road
Hilton

Offers Over £360,000



Kyle Road Hilton

FIVE BED HOME FOR SALE IN THE SOUGHT AFTER LOCATION OF HILTON WITH A DOUBLE GARAGE AND DRIVEWAY PARKING FOR FOUR CARS! With a lounge, dining room, breakfast kitchen and WC on the ground floor, two double bedrooms, a single bedroom and a family bathroom on the first floor and the master with an en-suite shower room and a second great sized double with a WC and a wash basin on the top floor, this makes a great home for a larger family!

On entering into the hallway there is access to the downstairs rooms. The lounge is a lovely bright room with a large bay window giving extra floor space and letting in lots of natural light. There is also a feature fireplace and surround. Through the archway is a dining room with plenty of space for a family dining table and patio doors out onto the back garden. The kitchen is a great sized room with lots of worktop space, integrated dishwasher, fridge-freezer, oven and hob and space for a washing machine. There is also for breakfast bar for an extra dining area. There is also a downstairs WC on this floor. Heading up to the first floor there are two large double bedrooms, one having a bay window, again giving more floor space and natural light.

There is a further single bedroom, currently being used as a study. The four piece family bathroom consists a shower cubicle, bath, wash basin and a WC. On the top floor, the master bedroom is a fantastic size benefiting from built in wardrobes and an en-suite comprising of a shower, wash basin and WC. The second bedroom is another fantastic double bedroom with an en-suite comprising of a WC and wash basin. Both of the top floor bedrooms have juliet balconies! Outside to the side of the house there is a double garage and a driveway with space for four cars! The back garden is a great space with two patio areas for outdoor dining or seating, a large area of grass and an area of established trees and plants.



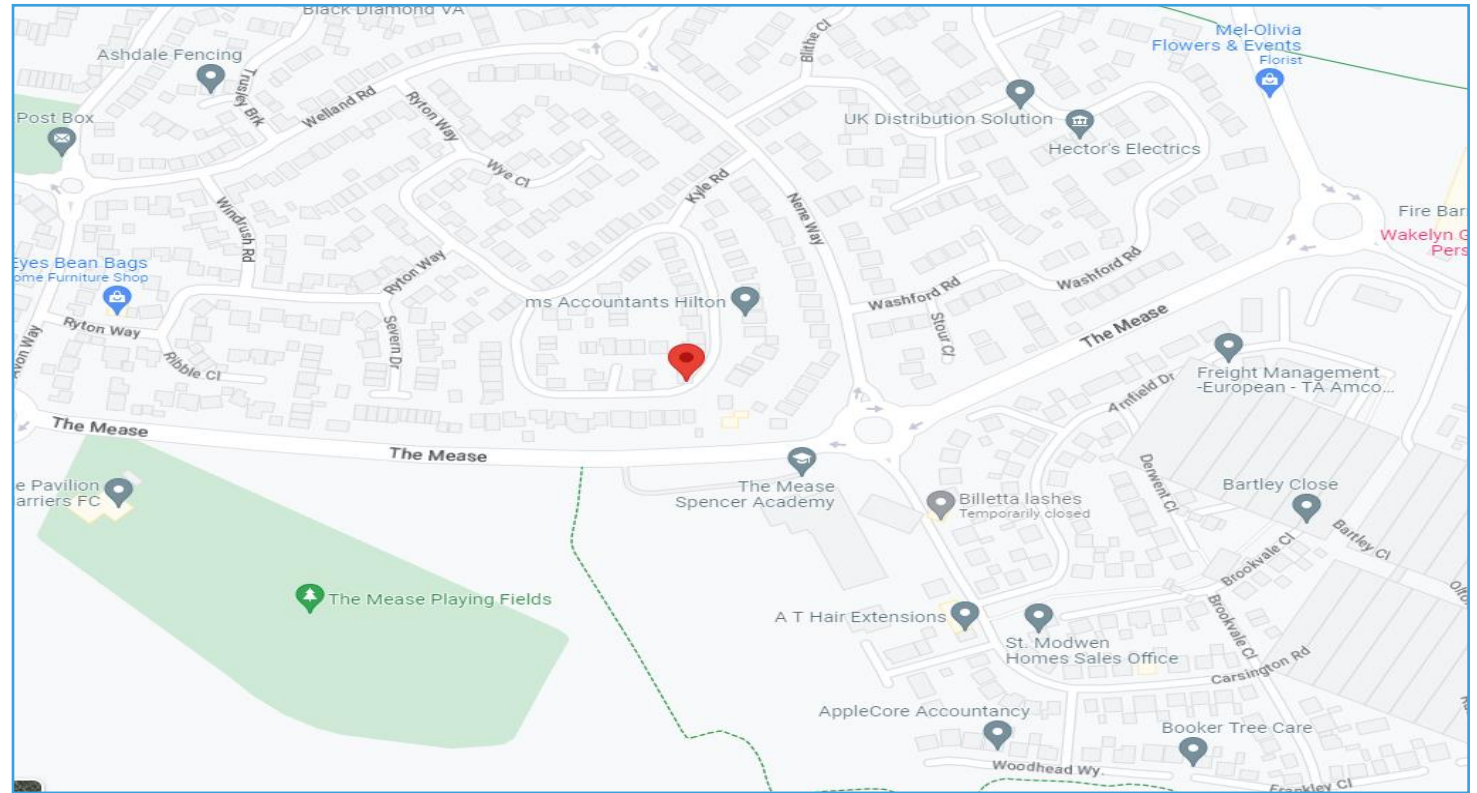
There is also access into the garage from the garden.

Why you will love this home - With five bedrooms, a breakfast kitchen and parking for multiple cars, this house makes a fantastic home for a larger family!



Kyle Road Hilton

The village of Hilton is a fantastic family village and has something for everyone in the family. 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 Etwell. 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.



EPC Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Help for buyers

To help your purchase go smoothly we can recommend trusted local mortgage advisors and solicitors

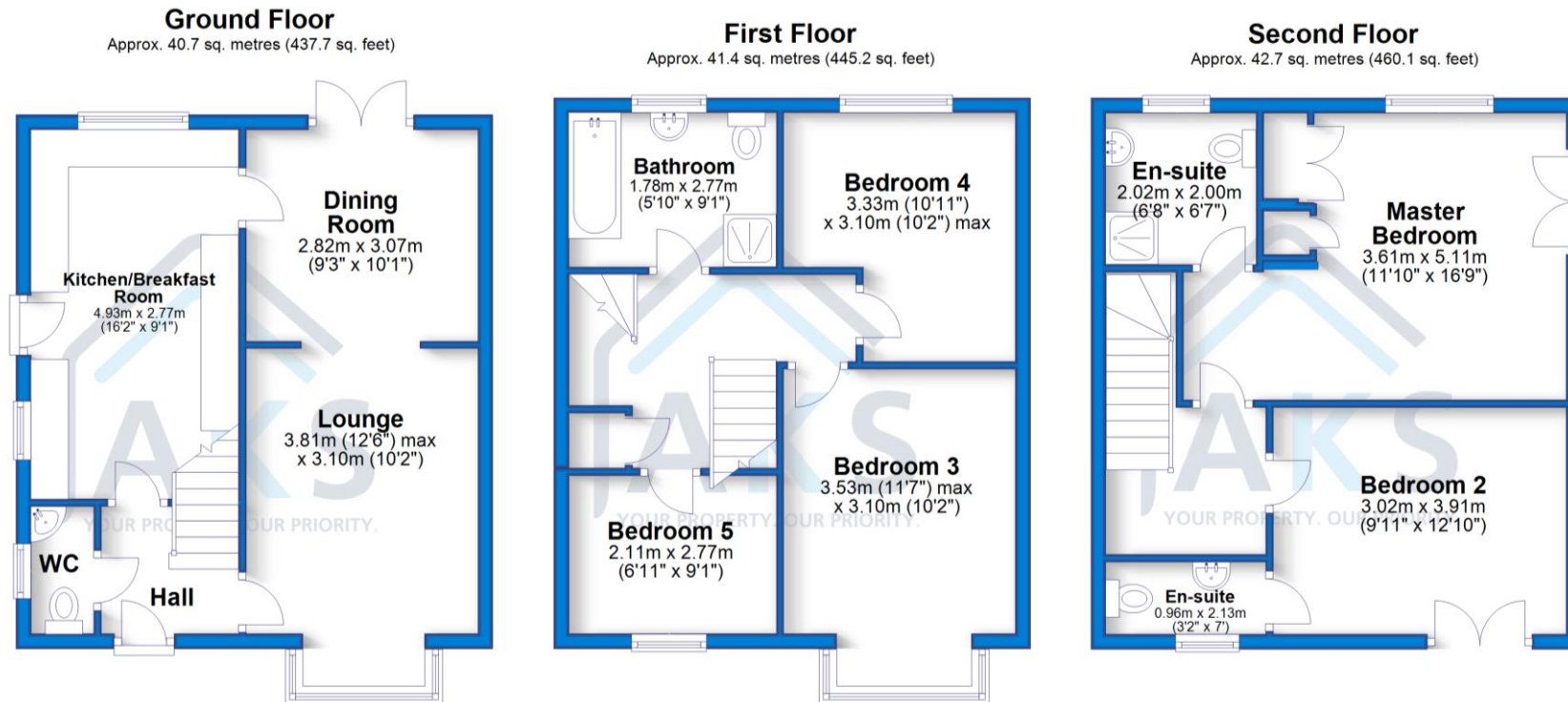


Help for sellers

If you're thinking of selling, we'd love to help you.



The Floor Plan



Total area: approx. 124.8 sq. metres (1342.9 sq. feet)

Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

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 The Property Ombudsman



Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.