

Kyle Road, Hilton

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Offers in excess of
£345,000



This property at a glance:



Watch the video

Kyle Road, Hilton



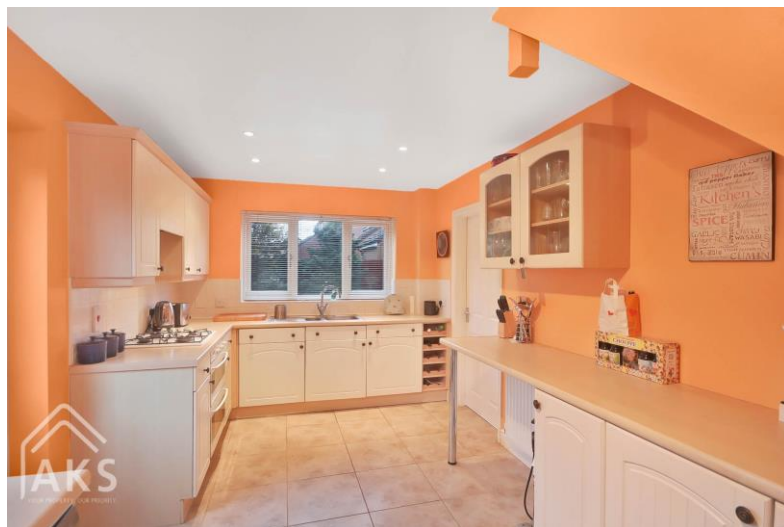
Sam says:

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!



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Did you spot...

Both of the top floor bedrooms have Juliet balconies



A message from the seller:

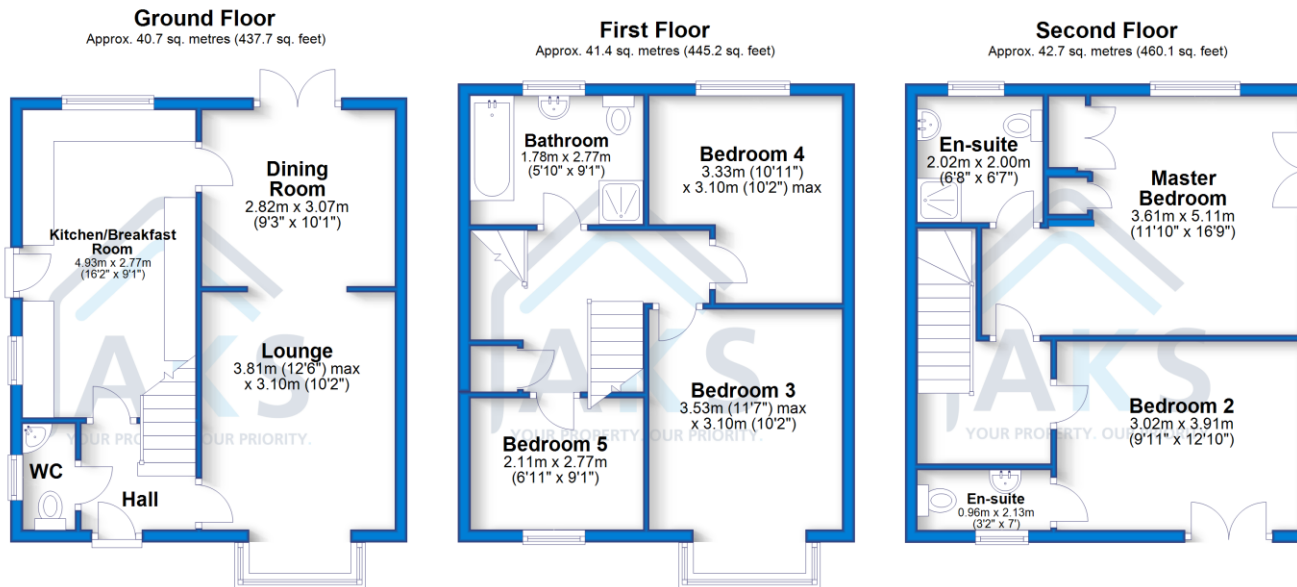




Floor Plan



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



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	



200+ 5 star Google Reviews



Key Features:

- DOUBLE GARAGE AND DRIVEWAY PARKING FOR FOUR CARS
- FIVE BEDROOMS
- TWO EN-SUITES
- BREAKFAST KITCHEN
- GREAT LOCATION
- THREE STOREY



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.



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

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

Click here to watch the property video

