

# Astley Gardens, Hilton

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Asking Price Of  
**£275,000**



This property at a glance:



1



3



2



2



B



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# Astley Gardens, Hilton



## Sam says:

*"Astley Gardens is a small new development in Hilton and the home benefits from a south west facing garden. The property is well presented throughout and i love the spacious, welcoming hallway. The kitchen diner is a great space and has all the integrated appliances! The garden is not overlooked and is so quiet having a footpath behind leading one way to the nature reserve and the other way, into the village! There are three good sized bedrooms, the master having a fantastic sized en-suite. This home would really suit a small family!"*



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## Did you spot...

The lovely outlook to the front of the property!



## A message from the seller:

*"It is sad to leave a home after only a couple of years, however it was only ever a short-term option as we wish to downsize to a bungalow now the last of our children have left home. I have been very impressed by the build as I was always a little sceptical about purchasing a new house, however the defects were minor, minimal and were all sorted very quickly. Note that 8 Years of the guarantee is still valid. Since we have been here we have made many friends on the estate and immediate neighbours are very easy to get on with. We have our own WhatsApp group and everyone looks out for each other. The area is so quiet it's hard to believe at times you live on an estate, infrequent dog walkers going past the house are all you ever see. Some people may be put off by the units behind the house but I can honestly say there is no noise day or night (obviously they are regulated in residential areas). The house is south facing and gets warm throughout during the Summer, it is very efficient and means minimal heating bills. Overall we have enjoyed our time here thoroughly."*





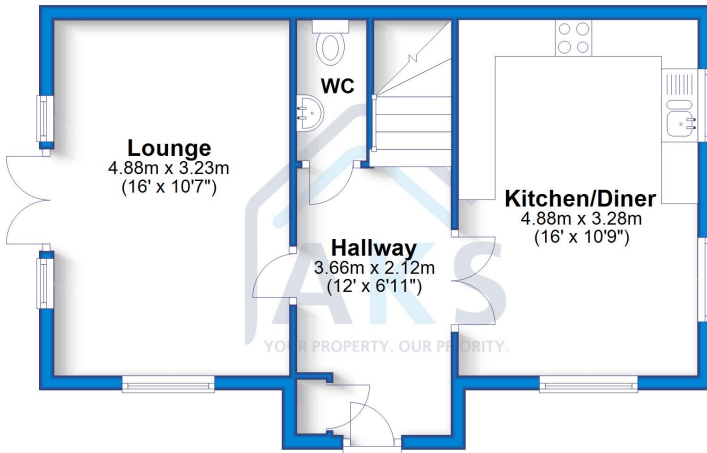
# Floor Plan



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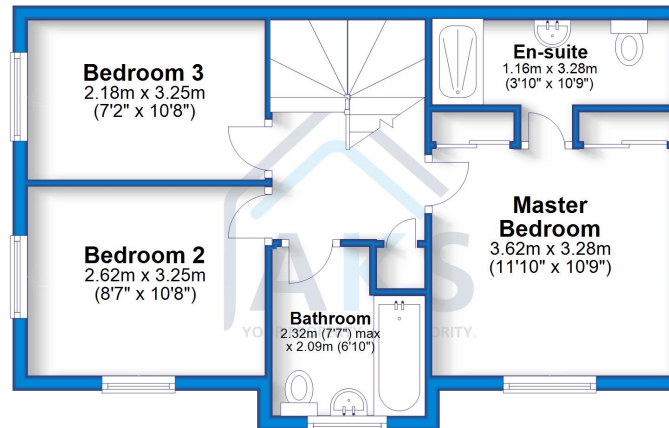
## Ground Floor

Approx. 44.7 sq. metres (481.5 sq. feet)



## First Floor

Approx. 44.2 sq. metres (476.1 sq. feet)



Total area: approx. 89.0 sq. metres (957.6 sq. feet)



# Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		95
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



200+ 5 star Google Reviews



## Key Features:

- GREAT OUTLOOK TO THE FRONT
- INTEGRATED APPLIANCES TO THE FRONT
- DUAL ASPECT WINDOWS IN MOST ROOMS
- EVC POINT
- BEAUTIFULLY PRESENTED THROUGHOUT
- MASTER BEDROOM WITH EN-SUITE
- EPC RATING B



## About the area:

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 Etwall. 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 2 primary schools in Hilton. Hilton Primary School and The Mease which both feed into 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

