

Washford Road, Hilton

aksresidential.com

Offers Over
£310,000



This property at a glance:



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Watch the video



Washford Road, Hilton



Andrew says:

“For the right buyer, this home has plenty of potential to adapt and make it how you want. From being able to convert the garage into another room, there is still space out the front to build a garage if needed. The space down the side of the home also offers plenty of scope to extend to the side, subject to relevant planning permissions. Being in the area of the village that it is, and having the potential that it has, this is a fantastic home for any buyer!”



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Washford Road, Hilton



Did you spot...

The lovely greenery to the left of the property



A message from the seller:

"The property was owned by my sister and brother in law and they lived there for around 24 years, they were very happy there. They had the conservatory built because they loved being out in the garden and wanted to bring the outside in. The presence of a footpath adjacent to the house gives it a sense of openness and space. The footpath also means it is quiet and not overlooked like some of the other properties nearby. Also being at the top of the hill with open space next to it, there are nice views from the master bedroom out over Hilton, towards Burton."





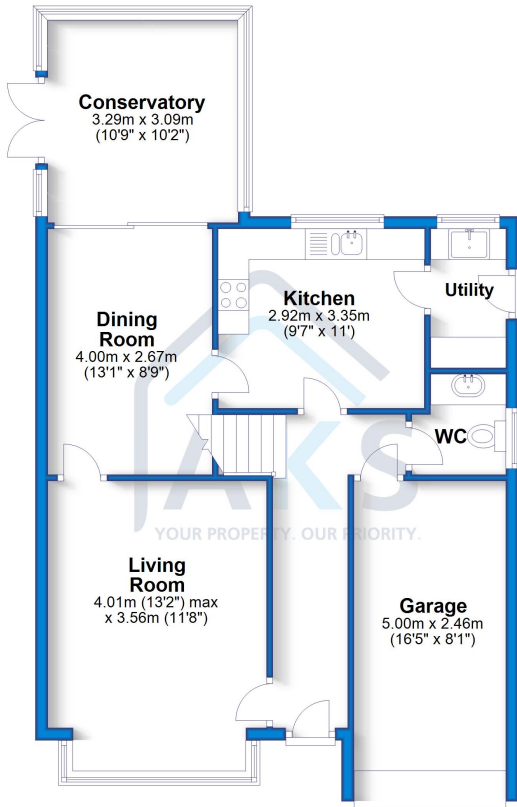
Floor Plan



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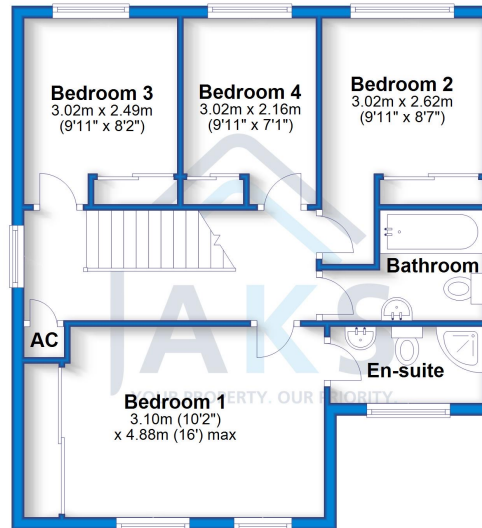
Ground Floor

Approx. 74.2 sq. metres (798.6 sq. feet)



First Floor

Approx. 55.7 sq. metres (599.8 sq. feet)



Total area: approx. 129.9 sq. metres (1398.4 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	82
(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:

- LARGER THAN AVERAGE SIED PLOT, GIVING POTENTIAL TO EXTEND
- POTENTIAL TO ADAPT THE HOME TO SUIT YOUR NEEDS
- EAST ACCESS TO A50 AND 38
- FOR SALE WITH NO UPWARD CHAIN
- WEST FACING GARDEN



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:

In Hilton, there are 2 Primary Schools, Hilton Spencer Academy and The Mease Spencer Academy which both feed into John Port Spencer Academy in the neighbouring village of Etwall.



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

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

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

