

# Arnfield Drive, Hilton

aksresidential.com

Asking Price Of  
**£250,000**



This property at a glance:



1



3



2



2



B



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# Arnfield Drive, Hilton



## Ben says:

“Having a larger than average sized garden for the style of property, this is a fantastic option for any buyer! Giving you a plenty of potential and a great amount of living space for a first time buyer or growing family. With an en-suite to the master bedroom and a single garage too, this is also for sale with no upward chain. Having a couple of years remaining on the NHBC Warranty, you get the benefit of a new home whilst all the snagging has been sorted! Also just a few minutes walk from the property there is the nature reserve and woods which is brilliant for walkers and dog walkers alike!”



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# Arnfield Drive, Hilton



**Did you spot...**

the contract kitchen cupboards and established, lush garden?





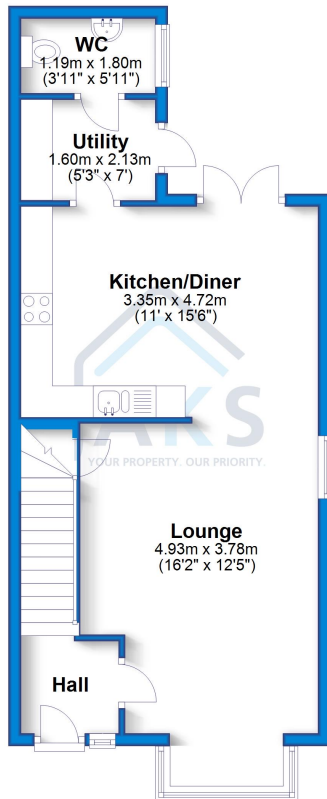
# Floor Plan



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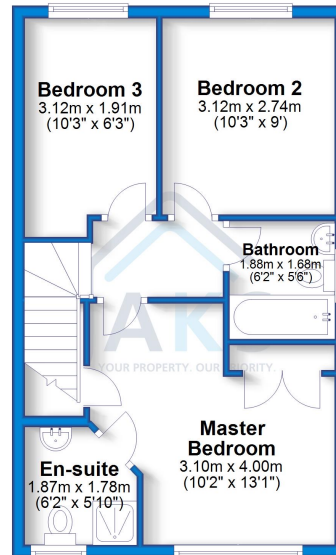
### Ground Floor

Approx. 48.1 sq. metres (517.5 sq. feet)



### First Floor

Approx. 41.3 sq. metres (444.3 sq. feet)



Total area: approx. 89.4 sq. metres (961.8 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			94
(81-91) <b>B</b>		83	
(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	



## Key Features:

- NO UPWARD CHAIN
- UTILITY ROOM
- MASTER BEDROOM EN-SUITE
- EPC RATING B
- GARAGE AND DRIVEWAY PARKING
- DOWNSTAIRS WC
- GREAT LOCATION



## 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 2 primary schools in Hilton, Hilton Spencer Academy and The Mease Spencer Academy. The secondary school is John Port Spencer Academy in the neighbouring village of Etwell.



200+ 5 star Google Reviews



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

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

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

