

Maple Close, Hilton

aksresidential.com

£400,000



This property at a glance:



1



4



2



2



B



Watch the video



Maple Close, Hilton



Sam says:

"This home is incredibly deceptive, it is so much bigger than I thought it was from the front! Everything about the home is spacious, even the downstairs WC is larger than your average cloakroom! The breakfast, kitchen dining space is fantastic with lots of natural light flooding through the patio doors. The bedrooms are all big with plenty of space for a family. Bedroom one has an en-suite shower room making it practical for a large family fighting over the bathroom in the morning! The home also has so much curb appeal, and sits in a quiet cul-de-sac with fields at the end of the road. This property needs to be seen in person to really appreciate the size and space it has to offer!"



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Maple Close, Hilton



Did you spot...

How deceptively spacious this home is?



A message from the seller:

"Welcome to our home in Maple Close tucked away on the outskirts of Hilton. Our home is light and spacious, with a large entrance hall and landing and great sized rooms as well. The quiet of this estate is absolutely fantastic! It is the perfect location - not far from local amenities, various locations, and there are some lovely walks nearby. The neighbours are fabulous and we are sure you'll love our house as much as we do!"





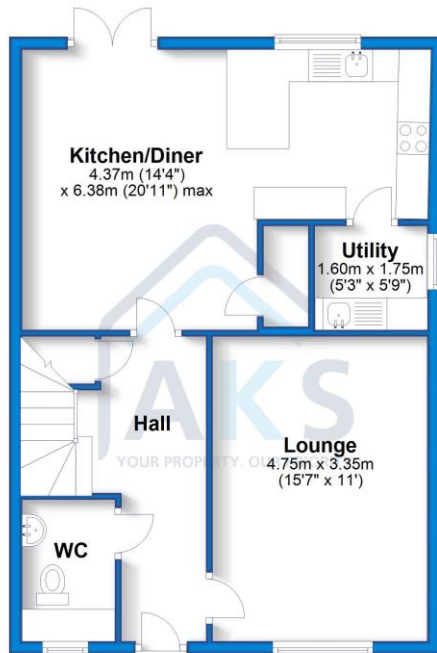
Floor Plan



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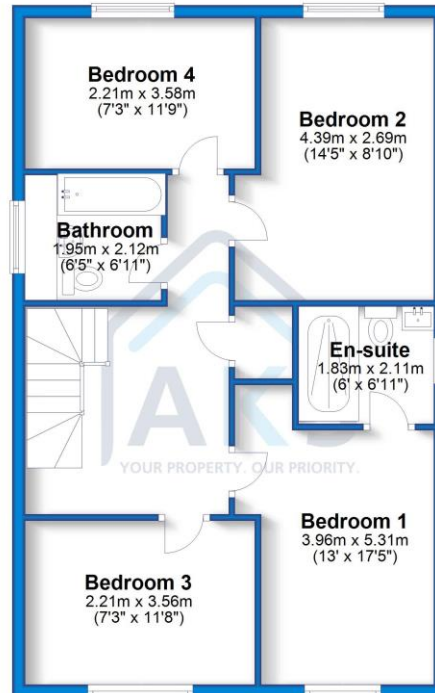
Ground Floor

Approx. 63.4 sq. metres (682.1 sq. feet)



First Floor

Approx. 70.4 sq. metres (757.5 sq. feet)



Total area: approx. 133.7 sq. metres (1439.6 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		84
(81-91)	B	85	
(69-80)	C		
(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



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



Key Features:

- DRIVEWAY AND GARAGE PARKING
- SPACIOUS HOME THROUGHOUT
- FANTASTIC BREAKFAST KITCHEN, DINING AREA
- FOUR GREAT SIZED BEDROOMS
- DOWNSTAIRS WC
- EPC RATING B



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 that 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.