

Foss Road, Hilton

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£220,000



This property at a glance:



1



3



2



1



C



Watch the video

Foss Road, Hilton



Mikaela says:

"The first thing that struck me about this property was the spacious lounge/diner with the doors out to the garden. It made for a really bright and welcoming space. The kitchen is neutral, has lots space for appliances and plenty of cupboard space too. Bedroom two and three are on the first floor and because the house is set over 3 floors, its meant that these bedrooms are an impressive size! The master suite is the real bonus in this home. It takes up the entire top floor meaning lots of floor space, fitted wardrobes and an en-suite! Sky lights add a really nice feel to the room too. The garden is just the right size and the driveway is directly outside the back gate. So convenient!"



Foss Road, Hilton



Did you spot...

That this property has a top floor master suite?



A message from the seller:

"We bought the new build house in 2010 as a newly married couple, with plans to grow our family there. We loved village life with amenities nearby including local shop and pub. After living in the property for almost 3 years, a work opportunity arose and we relocated abroad. Since then we have rented out the property for the last 9 years to the same tenants, who have enjoyed living in Hilton. After 10 years living away we are now looking to settle back into the Midlands area permanently and looking to buy a home closer to family."



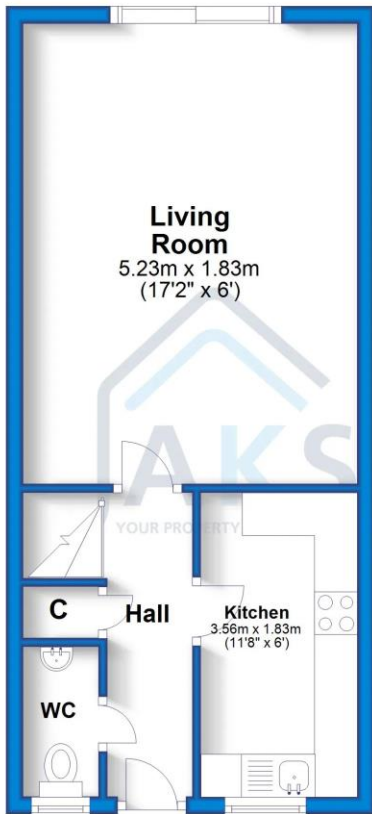
Floor Plan



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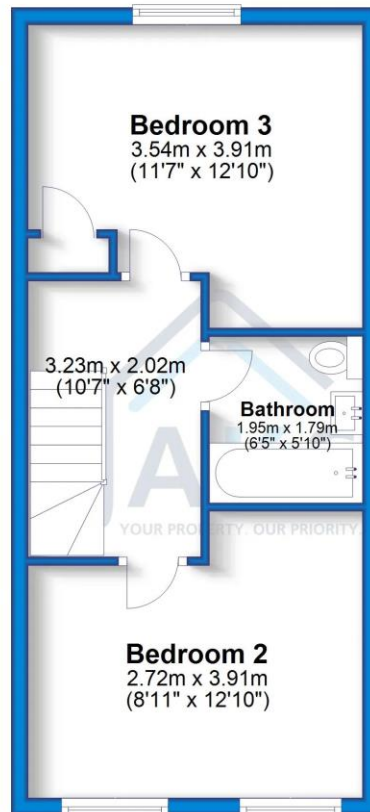
Ground Floor

Approx. 29.3 sq. metres (315.6 sq. feet)



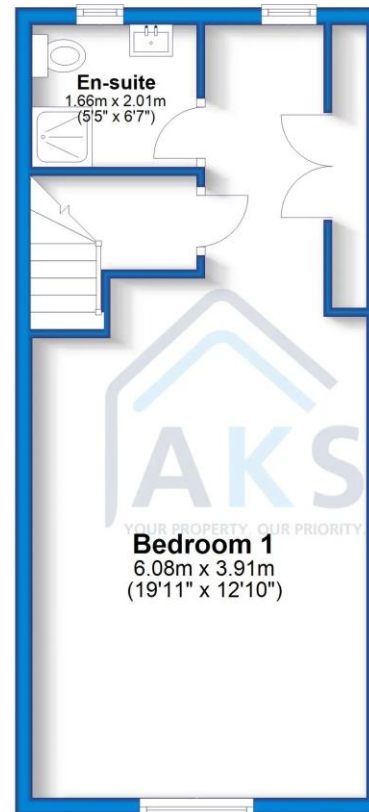
First Floor

Approx. 35.2 sq. metres (379.1 sq. feet)



Second Floor

Approx. 35.5 sq. metres (382.0 sq. feet)



Total area: approx. 100.0 sq. metres (1076.8 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C	79	
(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 **Mikaela** call **01332 30 30 30**



Key Features:

- SPACIOUS BEDROOMS
- 3 STOREY TOWNHOUSE
- GREAT LOCATION CLOSE TO AMENITIES
- EPC RATING C
- GREAT SIZED LIVING ROOM DINER
- EN-SUITE TO MASTER



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.