

Arnfield Drive, Hilton

aksresidential.com

£400,000



This property at a glance:



1



4



2



2



B



Watch the video



Arnfield Drive, Hilton



Sam says:

"This is a beautiful home and is located on a lovely, well kept new estate near to a popular woodland walk. The current owners have presented it really well throughout and there is absolutely nothing not to like. The open plan kitchen, dining and snug space is just lovely. Its bright, spacious and there are french doors leading out to the perfectly maintained and landscaped garden. Not only that, there's a separate living room too, as well as a downstairs WC and a useful utility room. There are 3 great double bedrooms upstairs along with a good sized single room. The master has a brilliant walk in wardrobe (a real bonus!) and an en-suite. The bathroom is also a great space with not only a bath but a separate shower cubicle! There's a single garage with tandem parking too. This house is just stunning and in great condition. You could move straight in and not have to do a thing, a perfect purchase for a family in a really great area!"



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Did you spot...

the walk-in wardrobe in bedroom 1?



A message from the seller:

"Welcome to our home in Arnfield Drive tucked away on the St Modwen Hilton Valley Estate. Our home is light and spacious, with a large kitchen diner family room which is perfect for families. There is only two of us living in the house so most of it has hardly been lived in. The quiet of this estate is absolutely fantastic! It is the perfect location for people with a young family because the school is just two minutes' walk away. We are also very close to all the local amenities, and there are some lovely walks nearby. Living here seems more like a community rather than a housing estate and that is down to the people we have met during the time we have lived here. We are sure you'll love our house as much as we do!"





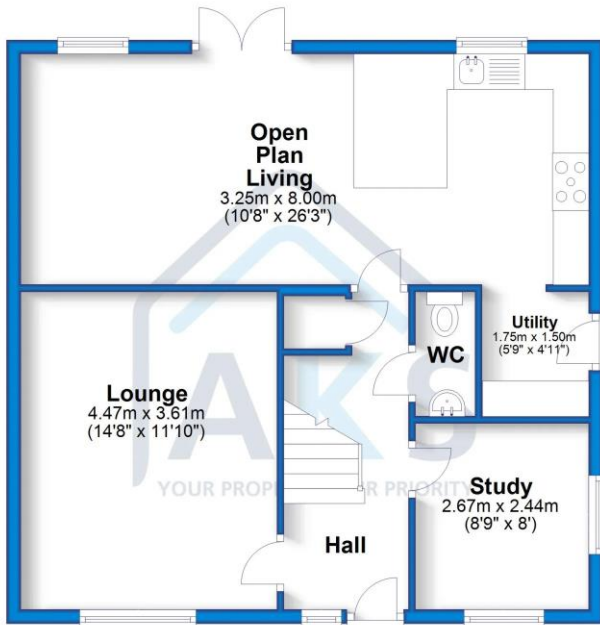
Floor Plan



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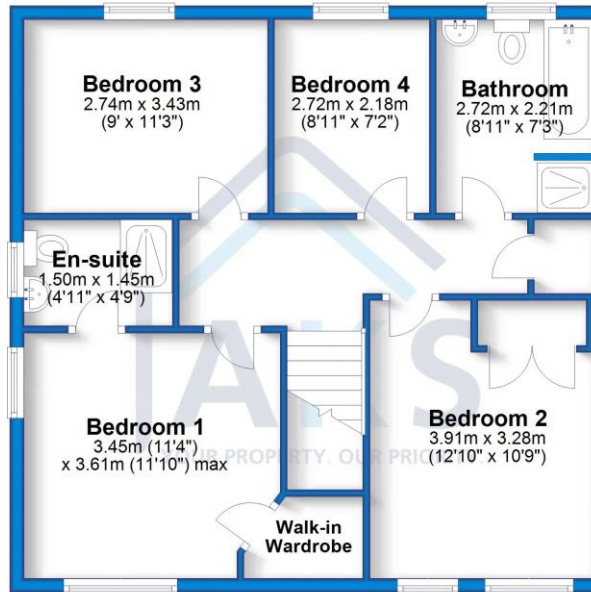
Ground Floor

Approx. 62.6 sq. metres (674.3 sq. feet)



First Floor

Approx. 62.8 sq. metres (675.6 sq. feet)



Total area: approx. 125.4 sq. metres (1349.9 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Key Features:

- GARAGE AND DRIVEWAY PARKING
- BEAUTIFULLY PRESENTED THROUGHOUT
- OPEN PLAN LIVING
- FANTASTIC SIZED BEDROOMS
- LANDSCAPED GARDEN
- 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 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 Etwell..



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

