

Field Close, Hilton

aksresidential.com

Offers in the region of
£325,000



This property at a glance:



Watch the video



Field Close, Hilton



Sam says:

"Well i adore this house, it is full of personality and charm! The current owners really have maximised the space of the property. The kitchen dining space is the heart of the home with space for a large dining table and the kitchen has so much storage. There is a handy utility cupboard off the kitchen aswell as a coat cupboard and a downstairs WC. The lounge is a lovely space with a log burner and a large bay window. The upstairs is fantastic, the current owners have made bedroom three bigger by bringing it out further onto the landing. It is currently being used as an office with a fitted desk and storage cupboards. Bedroom two is a great sized double. The master bedroom is a fantastic sized bedroom with a wardrobe and dressing area. The bedroom overlooks the back garden. The bathroom has a shower, a his and hers sink, a bath and a WC, it is a wonderful space. The garden is lovely, it has a pond, a patio area. The current owners have had an outbuilding put in at the bottom of the garden which has three sections, one being a storage shed, one being a craft/relaxation room and the last one, a workshop. They have completely renovated the home to a high standard and given it a true homely feel."



Field Close, Hilton



Did you spot...

The Romany caravan in the garden?



A message from the seller:

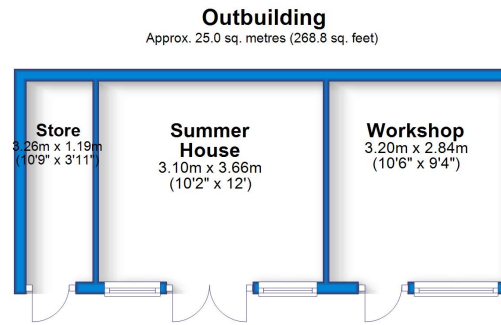
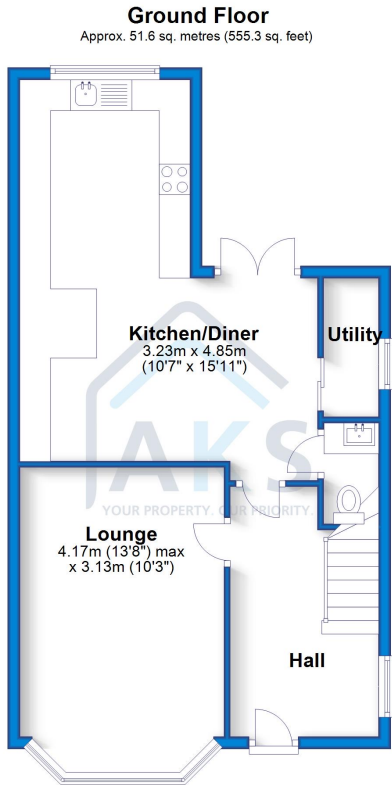
"Our house was a labour of love. We bought it to be nearer to family and spent a year fully renovating it, working out the best way to redesign the layout upstairs and downstairs, maximising space, using quality materials and using professional interior design training for the decoration. In addition we designed and had the unique stair bannister panels made, and designed the fully insulated studio and workshop at the end of the garden. We have lovingly planted the front and back gardens to make them both practical and colourful all year round. We have now decided the time is right for us to move to the countryside."



Floor Plan



aksresidential.com



Total area: approx. 128.0 sq. metres (1377.4 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		77
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Key Features:

- Fantastic kitchen diner
- Bay window on the lounge
- Outbuilding with three separate rooms
- Log burner in the lounge and outbuilding
- Great location
- FANTASTIC KERB APPEAL



About the area:

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:

The village of Hilton is a fantastic family village and has something for everyone in the family. 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



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

Click [here](#) to view the Buyers Information Pack

