Thames Way, Hilton

Offers over
£255,000

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This property at a glance:

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Watch the video

Thames Way, Hilton

Sam says:

"This home has a great feeling as soon as you walk in. It has been beautifully decorated by the current owners. The kitchen, diner, snug space is fantastic, it is modern and bright, the snug area has a bay window allowing extra room and light. There is plenty of space for a dining table and chairs. The home benefits from a utility room and a downstairs WC. A conservatory has been added to the back of the home which provides further living space and looks out over the lovely landscaped garden. On the first floor there is a lounge/double bedroom. The current owners use it as a bedroom, this also has a bay window which adds character to the room. There is a further double bedroom and a family bathroom. On the top floor there are two further double bedrooms, one having an en-suite shower room. There are plenty of built in wardrobes and storage space in this home making it practical for family life. The garden has been thoughtfully landscaped and leads out the back gate to the garage. This really does make a great family home allowing everyone their own personal space!"

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Thames Way, Hilton

A message from the seller:

"Hello and welcome to our home! We have really enjoyed the time we have spent here it was our first home we bought so means alot but it is time to move on, the location is perfect we love the fact it is in walking distance to the park and schools for the children and within a few minutes walk to the local shops and pubs, there are a lot of green areas in and around Hilton that are fantastic to explore. My favourite part about our home is that downstairs even though it is all separate it is great for the family to still be close and within talking proximity but far enough away you have your own space. The bedrooms are perfect for all the children to have their own space, the house is spacious and we have put a lot of love into it."
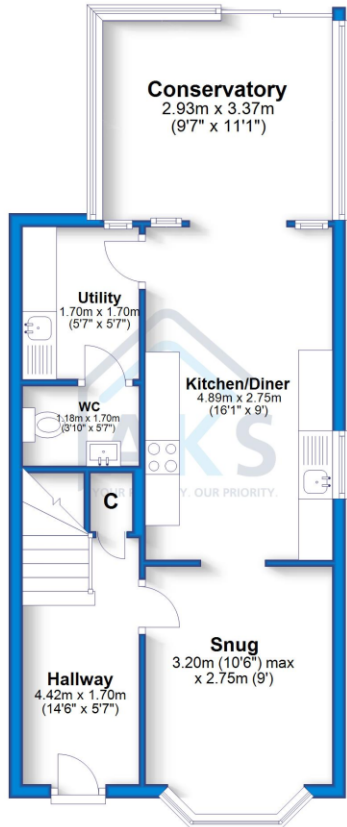
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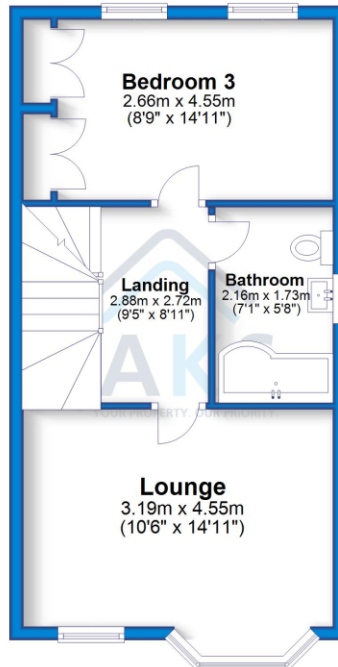
Floor Plan

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Ground Floor
Approx. 47.5 sq. metres (511.2 sq. feet)

Conservatory
2.93m x 3.37m
(9'7" x 11'1")

Utility
1.70m x 1.70m
(5'7" x 5'7")

Kitchen/Diner
4.89m x 2.75m
(16'1" x 9')

WC
1.18m x 1.70m
(3'10" x 5'7")

C

Snug
3.20m (10'6") max
x 2.75m (9')

Hallway
4.42m x 1.70m
(14'6" x 5'7")

First Floor
Approx. 39.6 sq. metres (426.4 sq. feet)

Bedroom 3
2.66m x 4.55m
(8'9" x 14'11")

Landing
2.88m x 2.72m
(9'5" x 8'11")

Bathroom
2.16m x 1.73m
(7'1" x 5'8")

Lounge
3.19m x 4.55m
(10'6" x 14'11")

Second Floor
Approx. 37.2 sq. metres (400.2 sq. feet)

Bedroom 2
2.64m x 4.55m
(8'8" x 14'11")

C

Landing
2.13m x 2.59m
(7' x 8'6")

En-suite Shower Room
1.11m x 1.87m
(3'8" x 6'1")

Bedroom 1
3.28m x 4.22m
(10'9" x 13'10")
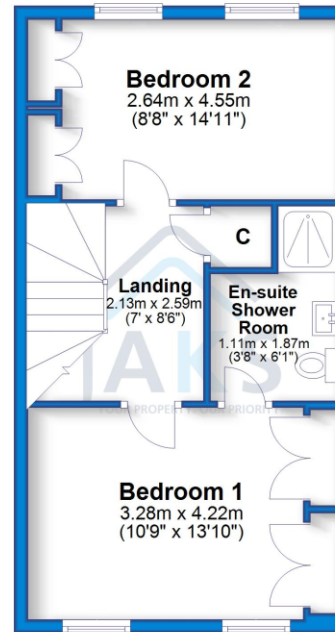
Total area: approx. 124.3 sq. metres (1337.9 sq. feet)

Energy Performance Certificate

Energy Efficiency Rating

Score	Energy rating		Current	Potential
92+	A			
81-91	B			87| B
69-80	C		73| C	
55-68	D			
39-54	E			
21-38	F			
1-20	G			

Key Features:

•LANDSCAPED GARDEN

•CONSERVATORY

•GARAGE AND DRIVEWAYPARKING

•BEAUTIFULLY PRESENTED THROUGHOUT

•EPC RATING C

•LARGE BEDROOMS

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 and pharmacy, The Post Office, several nurseries, Tesco Express, Aldi and plenty of takeaway food options. Hilton has several 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 Primary and The Mease Spencer Academy which both feed through to John Port School in the neighbouring village of Etwall.

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

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