

# Shady Grove, Hilton

aksresidential.com

Offers in the region of  
**£300,000**



This property at a glance:



Watch the video





# Shady Grove, Hilton



## Mikaela says:

"This is a deceptively large bungalow in a lovely quiet part of the village. You get the best of both worlds with this location, you're in the countryside with lovely rural walks nearby but also close to amenities. There's an impressive living room/diner space where you'll find some beautiful skylights letting in lots of natural light, lots of space for furniture, a lovely brick fireplace and access out to a lovely low maintenance garden. The kitchen is where you access the property and has lots of cupboard space and integrated appliances such as a double oven, fridge freezer and dishwasher. There are 2 large double bedrooms and 1 good sized single room. The smaller rooms even have fitted cupboard and draw space! The main bathroom is just lovely, theres some fitted cupboard space around and above the sink and a welcoming corner bath with a shower over! Outside, as mentioned before there is a low maintenance, slabbed garden which has brick built raised beds where the plants add a lovely pop of colour! Out to the front, theres a driveway that has space for at least 2 vehicles and a useful single garage. My favourite thing about this home is the location. The street is so quiet and its only a short walk from anything you might need!"



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# Street, Suburb



## Did you spot...

The garden  
which isn't  
overlooked at  
all!



## A message from the seller:

*"We spent many happy years in this home; the street is quiet and the village is a lovely place. There are amenities close by such as schools, shops, a post office, bakery etc. The garden is a great sun trap to enjoy a drink under a parasol! The house has been beautifully maintained and we hope the next owners find as much happiness here"*



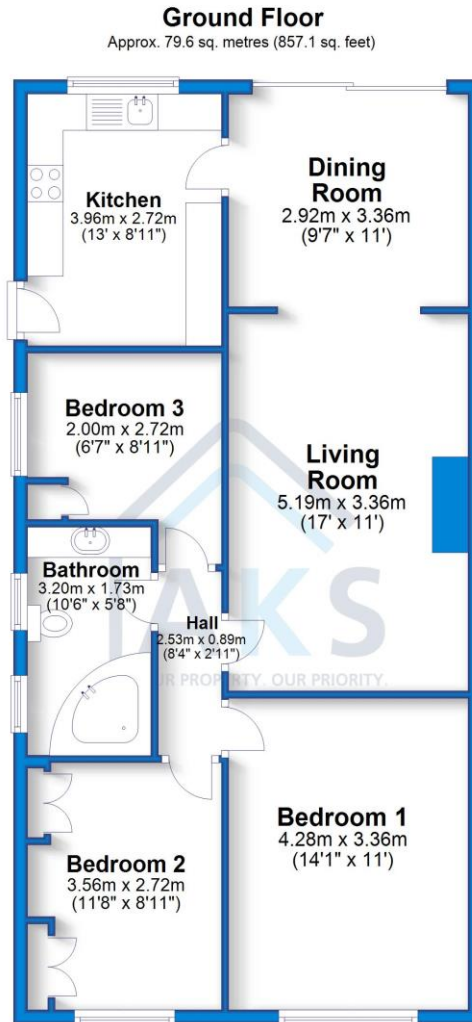




# Floor Plan



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Total area: approx. 79.6 sq. metres (857.1 sq. feet)



## Energy Performance Certificate



200+ 5 star Google Reviews



## Key Features:

- LARGE LIVING ROOM DINER
- LOW MAINTENANCE GARDEN
- QUIET CUL DE SAC LOCATION
- DRIVEWAY PARKING FOR AT LEAST 2 VEHICLES
- 3 GOOD SIZED BEDROOMS
- FOR SALE WITH NO UPWARD CHAIN
- A SHORT WALK FROM VILLAGE AMENITIES



## 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 and M1 all just a short 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..



Don't miss out on the chance to own this incredible property!

To book a viewing with **Mikaela** call **01332 30 30 30**

Click [here](#) to watch the property video

