

Offers in the region of
£350,000



This property at a glance:



1



4



2



4



B



Watch the video



Tinsell Brook, Hilton



Mikaela says:

"This home offers so much in terms of downstairs living space. There's a bright and inviting living room with a beautiful bay window, which runs through into a generously sized dining room and through again into a cosy carpeted conservatory! The garage conversion is such a great idea. The current owners are using the front end as a small gym, however it's a versatile space which could be used as a boot room or even an office. The back of the garage is now a utility space, so handy! The original utility room was in what is now a spacious breakfast kitchen. This home really has it all for family living. Upstairs, there are 3 great sized bedrooms along with a further generous single. There's a good sized en-suite to the master housing a spacious shower cubicle and there's a family bathroom too. My favourite part of this home has got to be the garden. The composite decking, choice of seating areas and pretty pond are just brilliant. There's a very generous driveway at the front of the home too, with space for at least 4 vehicles and an EV charger. This is a home that really has so much to offer and has to be seen to be appreciated"



Tinsell Brook, Hilton



Did you spot...

This property has
driveway parking
for 4 cars



A message from the seller:

"We bought this house from new 25 years ago and we will be very sad to leave both the house and our wonderful neighbours. As our children have grown up we feel that the time is right to move on and hope another family will make just as many memories in the house as we have. There is so much to say about our home but the back garden probably holds the most happy memories. The garden gets the sun all day and we have two composite decking areas to make the most of it into the evening. Over the years we have made many modifications including adding the conservatory, extending the driveway and converting the garage into a utility and additional room which has many uses such as a gym, office, playroom or den. The location is perfect for children, being close to local schools, clubs and parks. It is also well located for public transport."





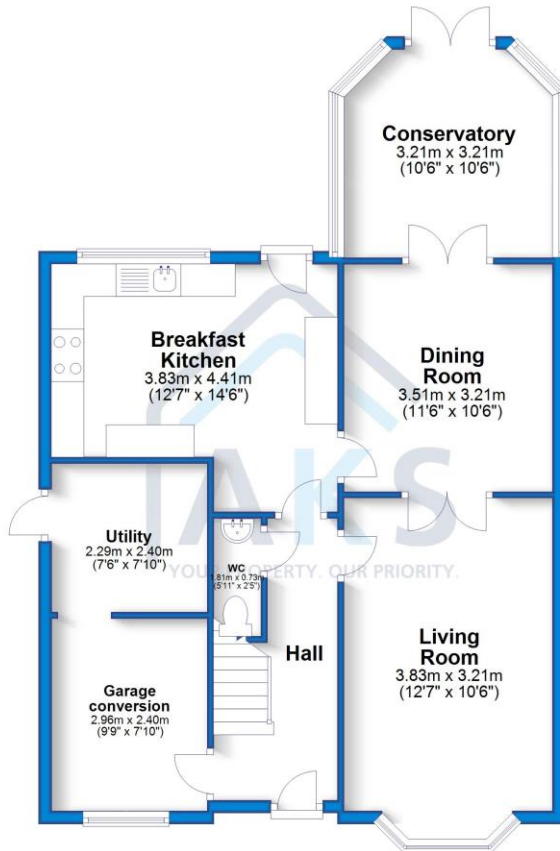
Floor Plan



aksresidential.com

Ground Floor

Approx. 75.0 sq. metres (807.7 sq. feet)



First Floor

Approx. 65.9 sq. metres (709.2 sq. feet)



Total area: approx. 140.9 sq. metres (1516.8 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & 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**

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



Key Features:

- EPC RATING B
- CONVERTED GARAGE
- BREAKFAST KITCHEN AND DINING ROOM
- LARGE DRIVEWAY
- EN-SUITE TO MASTER
- CONSERVATORY
- LANDSCAPED GARDEN



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.