

£225,000



This property at a glance:



Watch the video



# Avon Way, Hilton



## Mikaela says:

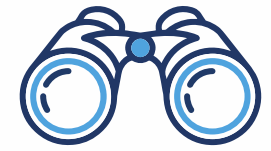
*"The first thing that strikes you about this home is the outlook. There's a lovely open space with a park to the front of the home, so no houses directly in front. The kitchen looks out over this view and has plenty of cupboard space along with room for a stand alone fridge freezer, white goods and a 4 ring gas hob. The three storey layout means spacious bedrooms! There are two great sized doubles and a good sized single too, as well as the family bathroom with a shower over the bath. The master suite itself takes up the entire top floor and incorporates an en-suite, fitted wardrobes and extra cupboard space which is really handy. My favourite detail has got to be the patio doors out to the lovely garden, where there's a gate which leads directly to your parking space which is really convenient! This home is in a great spot within walking distance to shops, schools and other amenities, an ideal family home!"*



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# Avon Way, Hilton



## Did you spot...

This property has a top floor master suite which overlooks a lovely green space



## A message from the seller:

*"This house has been my sanctuary, a place filled with warmth, happiness, and cherished memories. It has been the perfect haven for me, providing a sense of security and contentment. However, life is full of exciting new chapters, and the time has come for me to embark on a journey with my partner and create a new home together. While I will undoubtedly miss the wonderful neighbours, the peaceful surroundings, the convenience of nearby amenities, and the scenic walks, I am genuinely thrilled to embrace this next stage of my life. I sincerely hope that the new owners will find the same joy, love, and happiness within these walls that I have been so fortunate to experience"*





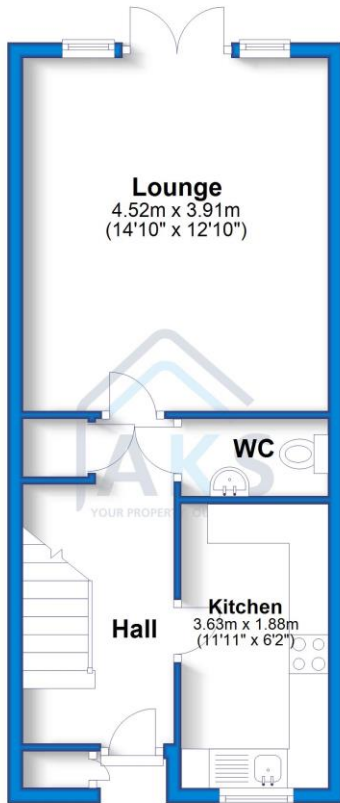
# Floor Plan



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## Ground Floor

Approx. 35.8 sq. metres (385.8 sq. feet)



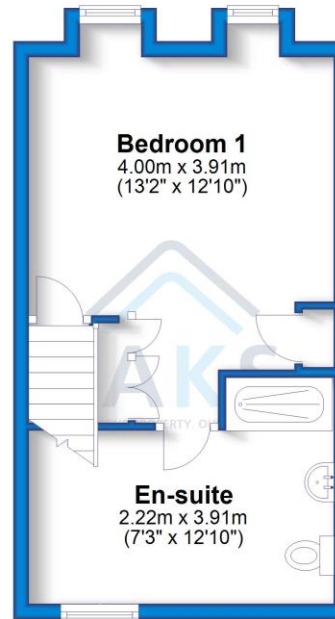
## First Floor

Approx. 36.9 sq. metres (397.6 sq. feet)



## Second Floor

Approx. 28.0 sq. metres (301.4 sq. feet)



Total area: approx. 100.8 sq. metres (1084.7 sq. feet)



# Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



200+ 5 star Google Reviews



## Key Features:

- EPC RATING C
- 3 STOREY 3 BEDROOM, END TERRACE
- LIVING ROOM DINER
- EN-SUITE TO MASTER
- ALLOCATED PARKING
- GREAT VILLAGE LOCATION



## 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 Etwall.



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

