

£210,000



This property at a glance:



1



3



2



2



C



Watch the video



Hamble Way, Hilton



Mikaela says:

"This home would make a really great choice for so many people, such as first time buyers, a growing family or even investors! There's a good sized hallway as you walk in, leading through to a lovely breakfast kitchen with space for appliances and benefitting from lovely views over the fields to the front of the home. There's also a handy guest WC and some great under stairs storage. The living room spans the back of the home, offering a bright and spacious living room with space for a dining table too. There are doors out to a low maintenance garden too, where you'll find plenty of patio area, some grassed area and a gate which leads out to both the front of the home and to the parking spaces at the rear. Upstairs, there's bedroom one, which benefits from an en-suite, a further double bedroom and a single room too, as well as the 3 piece family bathroom. My favourite detail about this home is definitely its location. The views are great and there's a quiet walkway in front of the house which only residents would need to use!"



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Hamble Way, Hilton



Did you spot...

This great 3 bed end of terrace has views over open fields.



A message from the seller:

"The family of four who rented this lovely home from us always commented positively on the house, describing friendly neighbours, a strong community spirit and never any issues with parking having the two dedicated bays, one even being under cover! They also enjoyed the great views over the fields."

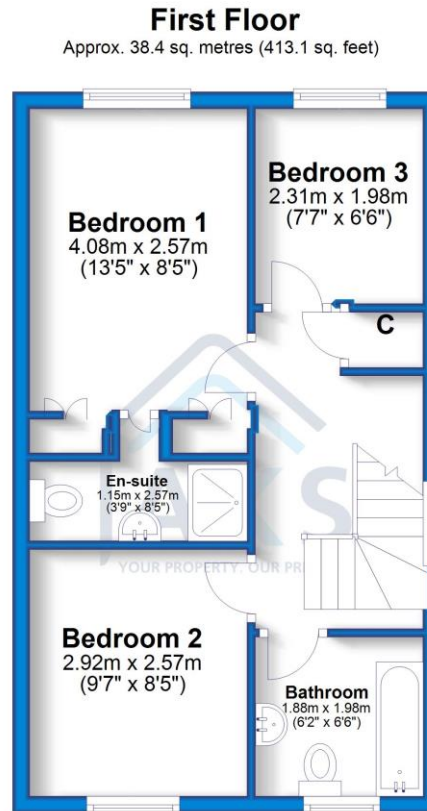
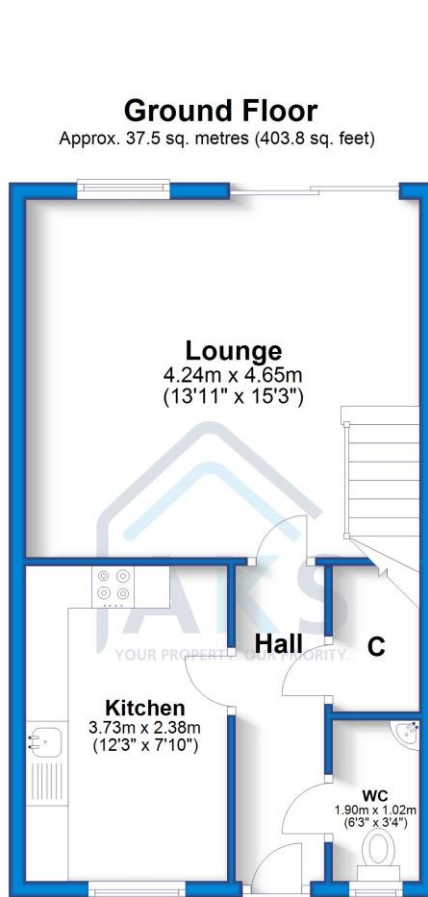




Floor Plan



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Total area: approx. 75.9 sq. metres (816.9 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		90
(69-80)	C	75	
(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



Key Features:

- GREAT LOCATION ON THE EDGE OF THE VILLAGE
- VIEWS OVER FIELDS
- SPACIOUS LIVING ROOM DINER
- EN-SUITE TO BEDROOM ONE
- TWO ALLOCATED PARKING SPACES
- EPC RATING C



About the area:

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

