

Packington Road, Hilton

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£260,000



This property at a glance:



1



3



2



2



B



Watch the video



Packington Road, Hilton



Mikaela says:

"This home has such a lovely atmosphere as soon as you walk through the door, a real cosy but modern feel. The living room is to the front of the home and is a bright and inviting space with lots of room for furniture. The living room flows beautifully into the kitchen diner at the back of the home, which is southeast favourite room! The current owner chose a gorgeous deep blue colour for the kitchen cupboards which works so well. There's plenty of space for a family dining table too, as well as double doors out to the spacious, low maintenance, south east facing garden which has patio space and lawn. The utility room adds even more storage space, room for appliances, access to a guest WC and a further exit to the garden. Upstairs, the master bedroom is just lovely. There's a tall window flooding the room with light, fitted storage and a really modern en-suite! There are two further good sized rooms and the family bathroom, making this a great family home. Not only is the home itself great, but the area is fantastic, close to walks, schools and amenities. What a fantastic choice of home!"



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Did you spot...

This beautiful 3 bed home is only 3 years old and is being sold with no upward chain.



A message from the seller:

"40 Packington Road will hold a place in my heart forever. I'd lived away from my family my whole adult life until buying this - my first - house to come back to my home county and back to the village where all of my family live. There's a reason they all chose to settle here - it's quiet and amenable, and very well linked to local towns, villages, businesses and green areas. The only real reason I'm selling is to pursue the opportunity of a lifetime to go and travel the world. Otherwise I'd be staying put. When buying my first house, I originally wasn't too keen on a new build, but the style of this particular house really drew me in. The big windows, higher ceilings, open plan feel and that wonderful kitchen (that I'm proud to say I specced all by myself!) all made the choice a lot easier. I even managed to pick the best of 6 of this house style, with the south facing garden, no one over looking at the front, no close street lights and no opposing junctions, it's the best of its kind on the street. With the woodland trail just around the back, it's a quiet and peaceful place to live. As a mature professional single occupant, I managed to create a calm and natural feel to the house with a little modern style. It's simple, but really quite a lovely place to relax, entertain, rest, and feel at home. I'll miss it, but I know it'll be a wonderful house for whoever has the pleasure of taking it off my hands."





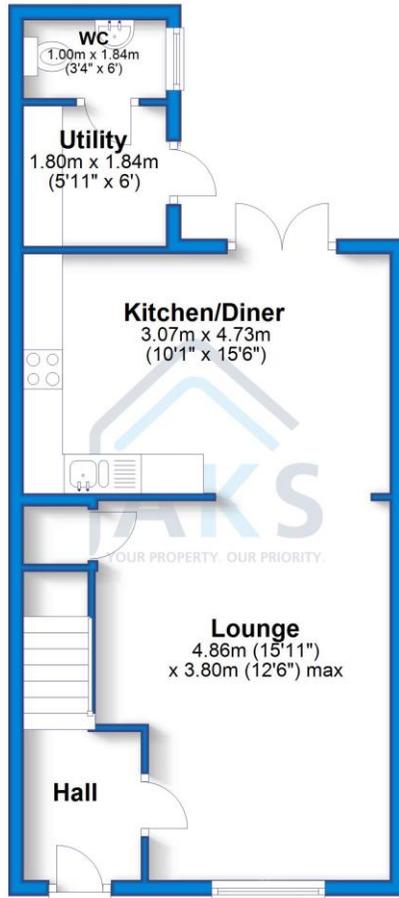
Floor Plan



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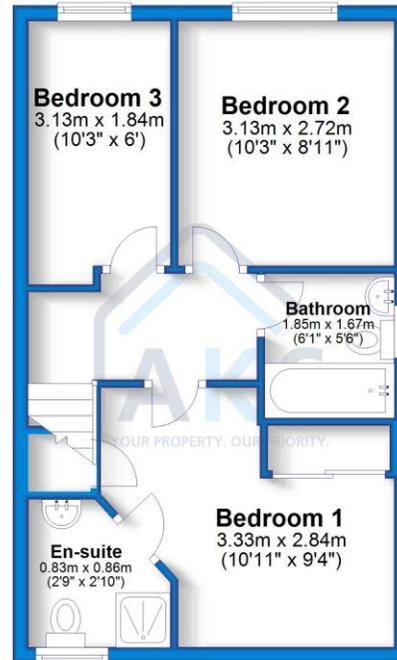
Ground Floor

Approx. 43.5 sq. metres (468.2 sq. feet)



First Floor

Approx. 37.7 sq. metres (406.2 sq. feet)



Total area: approx. 81.2 sq. metres (874.4 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	84	
(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



Key Features:

- EPC RATING B
- SPACIOUS KITCHEN DINER
- UTILITY ROOM AND GUEST WC
- 3 YEAR OLD PROPERTY
- CLOSE TO AMENITIES AND A WOODLAND WALK
- TANDEM DRIVEWAY PARKING
- NO UPWARD CHAIN



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

