

Derby Road, Hilton

aksresidential.com

£350,000



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This property at a glance:




Watch the video



Derby Road, Hilton



Sam says:

"There's so much to love about this home, on approach there are security gates entering into the 3 car driveway and the pretty serene garden. There is a large brick built garage that sits in the corner offering lots of storage space. On entering through the front door, the hallway is incredibly welcoming and even has space for seating should you wish. There are two fantastic sized reception rooms, the main lounge runs from the front to the back of the home, this is a huge space, perfect for entertaining and has a wonderful brick built feature fireplace. There are also patio doors out onto the garden. The dual aspect windows flood the room with natural light. The second reception room is also a great size with a lovely traditional feature fireplace and space for a dining table as well. The breakfast kitchen is a great space with loads of cupboard and worktop space and it has a real country feel. There is also space for a breakfast table making it a really social space. There is a large bathroom which has been modernised and has a four piece suite, there's even underfloor heating in there! Heading upstairs there is a really spacious landing leading to all the bedrooms. All four are double in size, one of the bedrooms has a toilet and sink in an en-suite but has plenty of room to install a shower. There is a small room next to the master which the current owner uses as a dressing room, this could easily be changed into an en-suite shower room. There is also an extra WC off of the landing. Outside is really charming with an established garden to the side and a courtyard garden that wraps around the house. The garage is tucked away nicely in the corner giving so much storage space! This really is a wonderful family home that is unique with plenty of character!"



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Did you spot...

This spacious 4 double bedroom home is within walking distance of local amenities

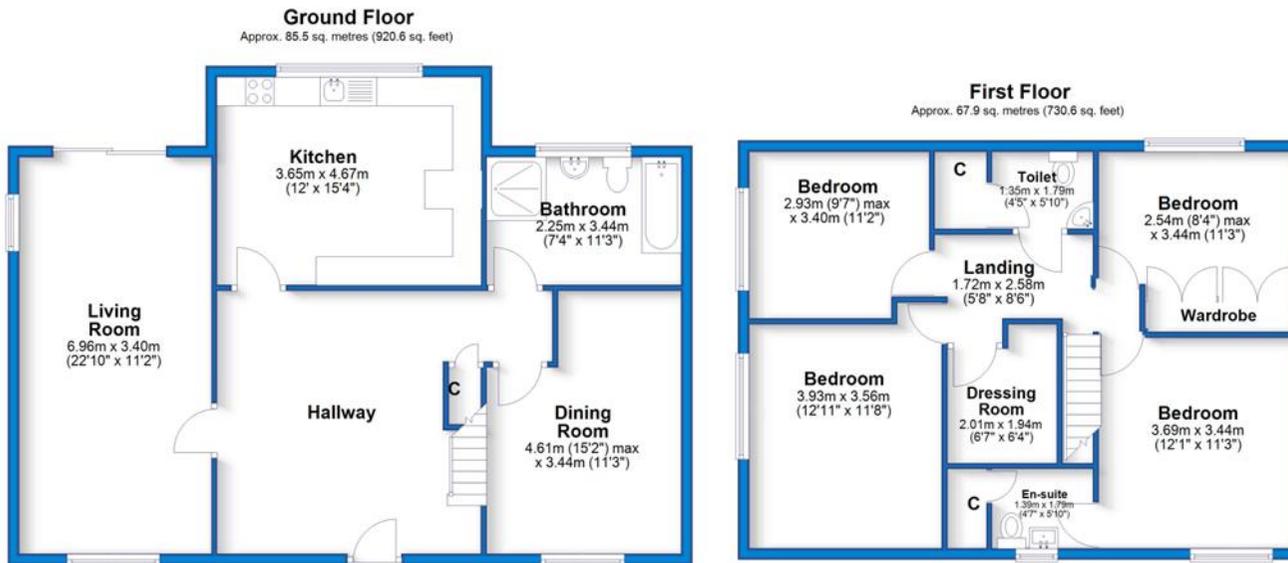


A message from the seller:

"I have loved living here, the village of Hilton has been fantastic and has some great local amenities including a post office, hairdressers, bakery, pubs and shops. There are also great transport links. I have loved the easy access to the countryside and Hilton's nature reserve. My neighbours have been really good and everyone looks out for each other. There is plenty of driveway parking and a garage which is really practical. It really has been lovely here however I now need to downsize!"

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Floor Plan



Total area: approx. 153.4 sq. metres (1651.2 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Key Features:

- LARGE DRIVEWAY WITH SECURITY GATES
- FANTASTIC VILLAGE LOCATION
- SPACIOUS ROOMS THROUGHOUT
- CHARACTER AND CHARM
- GREAT TRANSPORT LINKS A50 AND A38
- WALKING DISTANCE TO ALL LOCAL 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 and pharmacy, The Post Office, several nurseries, Tesco Express, Aldi and plenty of takeaway food options. Hilton has several 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 Primary 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 **Sam** call **01332 30 30 30**

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

