

# Arnfield Drive, Hilton

aksresidential.com

£270,000



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This property at a glance:



1



3



2



2



B



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## Jodie says:

"What first struck me about this house is the kerb appeal, the front panelling gives it such a stylish look, and it really sets the tone before you even step inside.

As you head inside, you're welcomed by a generous hallway leading to a spacious living room. A large front window floods the space with natural light, creating a bright and inviting space. The current owners have cleverly used the alcove as a work-from-home area, while the room itself easily accommodates large sofas, making it perfect for relaxing with family or entertaining friends.

The kitchen-diner continues the theme of space and flow. With its open-plan entrance, the rooms connect seamlessly. Placing your dining table by the patio doors, means you can enjoy garden views with your meals. What's great about the sleek white gloss kitchen units is they give a modern feel, ready for you to add your own personal style. A great addition is the utility room, with direct garden access as well as a convenient downstairs WC.

Upstairs has three well-proportioned bedrooms, each designed with comfort and practicality in mind. The main bedroom has plenty of storage, fitted with a built-in wardrobe and a clever cupboard over the stairs for extra storage too. The modern and stylish en-suite is a great addition to this room. The remaining bedrooms are versatile, perfect for children, guests, or even a dedicated home office. Serving them all is the family bathroom, fitted with a modern three piece suite and overhead shower, ensuring convenience for busy mornings and relaxed evenings!

Outside, the garden is a great extension of the home with a decked area leading straight out of the kitchen-diner and plenty of lawned space too. From here you also have side access onto the tandem driveway and into single garage. For me, the location adds even more appeal, Hilton Valley lies at the edge of Hilton Village, giving you woodland walks, a small park, and The Mease Primary School right on your doorstep, a perfect blend of lifestyle and convenience making this a great home for so many reasons! What's more is you can purchase this beautiful home with no onward chain."

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## Did you spot...

This beautiful home is still covered by the NHBC warranty



## A message from the seller:

"Welcome to our home! This house has always felt welcoming; it's where we've made our happiest memories. The location has been unbeatable — quiet, yet only minutes from key transport links, shops and schools. The Mease estate is spacious and includes a park for young children and a great woodland walk".

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# Floor Plan

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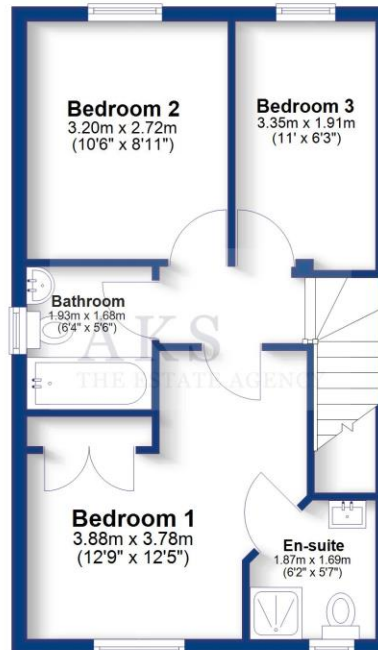
## Ground Floor

Approx. 47.6 sq. metres (511.9 sq. feet)



## First Floor

Approx. 39.2 sq. metres (421.4 sq. feet)



Total area: approx. 86.7 sq. metres (933.3 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(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		
England & Wales	EU Directive 2002/91/EC	



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### Key Features:

- 3 BEDROOM SEMI-DETACHED HOUSE WITH NO ONWARD CHAIN
- KITCHEN-DINER WITH SEPERATE UTILITY AND WC
- MAIN BEDROOM WITH BUILT IN WARDROBES AND EN-SUITE
- SHORT WALK TO LOCAL PARK AND WOODLAND WALK
- SOUTH FACING GARDEN WITH DECKING AREA
- TANDEM PARKING AND SINGLE GARAGE
- NHBC WARRANTY
- EPC RATING B



### 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.



300+ 5 star Google Reviews



Don't miss out on the chance to own this incredible property!

To book a viewing with **Jodie** call  
**01332 30 30 30**

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



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