

# Back Lane, Hilton

aksresidential.com

£425,000



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This property at a glance:



Watch the video





# Back Lane, Hilton



## Sam says:

“This home is situated in the older part of the village and is a fantastic choice for a family, it is within walking distance of the local primary school and amenities. The downstairs space flows perfectly for family life, there is a separate lounge with a lovely multi-fuel burner and a large bay window allowing in lots of natural light. The kitchen, dining living space to the back really is the heart of the home with a great sized kitchen area, plenty of space for a dining table which then flows through to the extension part of the home which is a great sized sitting room with bi-fold doors out onto the garden. There is also a utility room and a downstairs WC. Upstairs there are four double bedrooms, en-suite and family bathroom. The garden is a great space and is south facing which is perfect for those sunny days! There is also plenty of driveway parking and a single garage.”



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## Did you spot...

This fantastic family home has an extra reception room with bi-fold doors?



## A message from the seller:

"We have enjoyed living here over the last few years. Lovely community spirit, ideal location for primary, secondary schools and local amenities. Brilliant entertaining house. Both inside and out. Plenty of space to meet all needs for a busy family."

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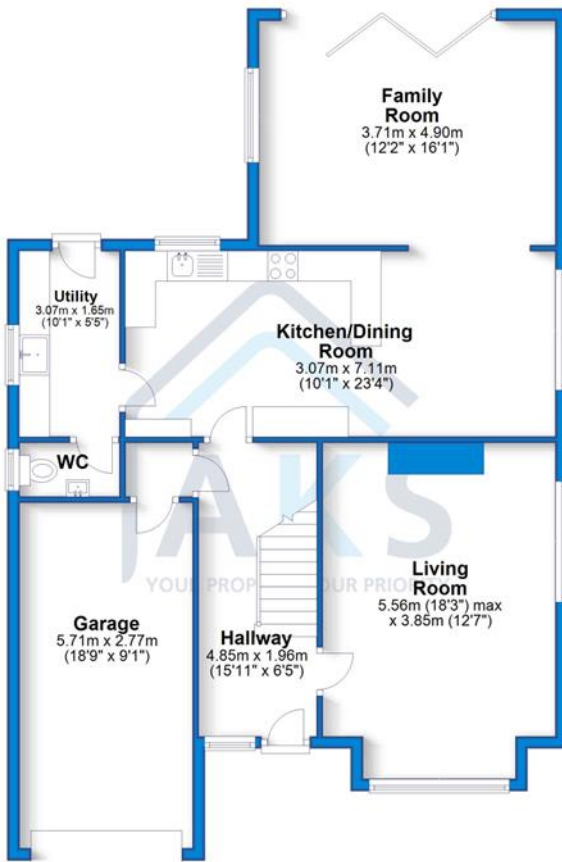


# Floor Plan

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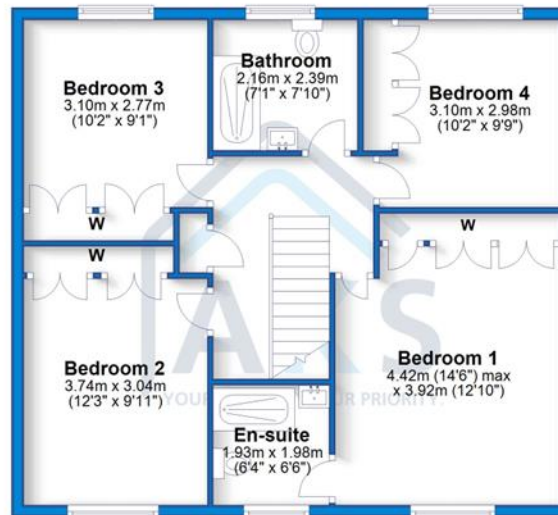
## Ground Floor

Approx. 95.9 sq. metres (1032.1 sq. feet)



## First Floor

Approx. 70.6 sq. metres (760.1 sq. feet)



Total area: approx. 166.5 sq. metres (1792.2 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Registered office: Abacus House, 68a North Street, Romford, Essex RM1 1DA Company No. 10255861 • VAT Number: 245 4496 87

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300+ 5 star Google Reviews



## Key Features:

- FOUR DOUBLE BEDROOMS
- BUILT IN WARDROBES TO ALL BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- EXTENSION WITH BI-FOLD DOORS ONTO THE GARDEN
- SOUTH FACING GARDEN
- FANTASTIC 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 **Sam** call  
**01332 30 30 30**

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



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