

The Old School, Hilton

aksresidential.com

Offers in the region of
£425,000



This property at a glance:



3



2



2



1



B



Watch the video



The Old School, Hilton



Sam says:

"I absolutely love this bungalow. The views are stunning and although it is close to amenities, once you are in, you feel away from everything!

Every room in the home is a fantastic size and there is nothing small about it. The lounge is big but then there is a further dining room and a conservatory. The master bedroom is fantastic and overlooks the garden and the fields to the back. Both bedrooms are great double bedrooms, one having an en-suite and the other bedroom having access to the main shower room via Jack and Jill. The gardens are beautiful and wrap around the whole house. The back garden is a gorgeous space with plenty of patio for outdoor dining. There is also a detached single garage and driveway. This makes an amazing home for anyone!"



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Did you spot...

How spacious
this bungalow is?



A message from the seller:

"What is not to love about my home! I really do not want to move however due to personal circumstances i am having to sell up. I love everything about it, the beautiful surroundings, the large rooms and my neighbours are absolutely fantastic. It has been such a lovely place to live over the past 22 years, so close to all amenities yet feel like we are in the middle of nowhere! I am sad to leave but know this will make a wonderful home for someone else."





Floor Plan



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Total area: approx. 124.1 sq. metres (1336.1 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C	72	
(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	



200+ 5 star Google Reviews



Key Features:

- BEAUTIFUL VIEWS
- LARGE GARDEN
- LARGE ROOMS THROUGHOUT
- THREE RECEPTION ROOMS
- TWO SHOWER ROOMS
- DRIVEWAY AND GARAGE



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 Etwell.



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

