

Belfield Road, Hilton

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Offers in excess of
£225,000



This property at a glance:



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Watch the video

Belfield Road, Hilton



Sam says:

"This home is in a great location situated close to all the local amenities and schools. I really love the large conservatory on the back which has space for a dining area and a sitting area. The downstairs layout flows brilliantly, making it a fantastic space for entertaining family and friends. The bedrooms are all great sizes giving plenty of room for all the family! The garden is a lovely space with a summerhouse which could have many uses."



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Belfield Road, Hilton



Did you spot...

The big conservatory on the back of the home?



A message from the seller:

"Welcome to my house! I have brought up my family here, it's a lovely village with a great primary school and John port secondary school catchment area, it was great to grow our family in Etwall ,it has friendly local pubs, loads of green space for adventures and walks and just a lovely environment to raise children. Now my family have grown up I'm looking to downsize (and could do without the stairs!) it's bitter sweet as I have so many amazing memories living here but hopefully you will love this house as much as we do and make amazing memories of your own!"





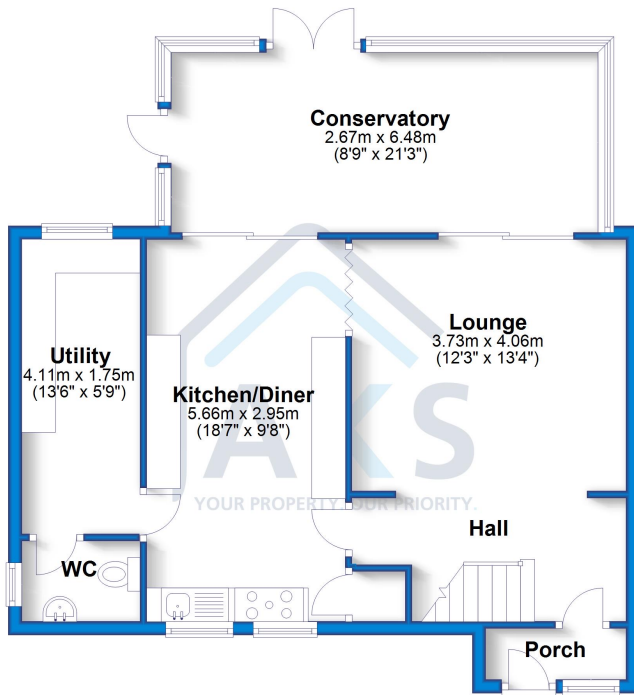
Floor Plan



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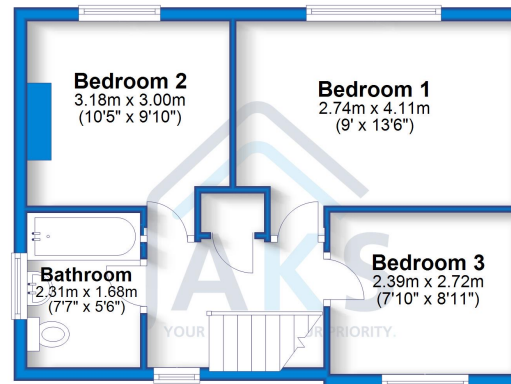
Ground Floor

Approx. 70.4 sq. metres (758.3 sq. feet)



First Floor

Approx. 38.1 sq. metres (410.1 sq. feet)



Total area: approx. 108.5 sq. metres (1168.4 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		82
(55-68)	D		
(39-54)	E	49	
(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:

- DRIVEWAY PARKING FOR MULTIPLE CARS
- LARGE CONSERVATORY
- SUMMERHOUSE
- THREE GREAT SIZED BEDROOMS
- UTILITY ROOM
- EPC TBC
- PORCH
- GREAT LOCATION



About the area:

Within the village there is a park and football pitches, a cricket club, Post Office, News Agents and several pubs as well as a restaurant. 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:

The traditional village of Etwall is fantastic family village and has something for everyone. There is Etwall Primary School and John Port Academy within the village making it an ideal location for families



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

