

£220,000



This property at a glance:



Watch the video



# Kyle Road, Hilton



## Mikaela says:

*"This home would be great for a growing family! As you walk into the hallway there's a handy guest WC. You're then lead through into a bright and inviting lounge. The lounge has access to the garage conversion which is now the third bedroom, a really great space! The breakfast kitchen to the rear has plenty of cupboard space and doors that lead out onto a partially astro turfed, large and pretty garden! Upstairs, what was the second and third bedroom has been knocked through into one big space which makes for a really spacious room, benefitting from fitted wardrobes. Theres the main bedroom too which has an en-suite shower room as well as a well proportioned family bathroom! Theres plenty of driveway parking and the house is on an attractive quiet road. This home would make a great first time buy!"*



# Kyle Road, Hilton



**Did you spot...**

The double  
bedroom  
downstairs?



## A message from the seller:

*"We have been living on Kyle road for seven years and it has been great! Circumstances mean we now need to re-locate and are sad to be selling up. Its a nice quiet road and the neighbours are fantastic. We have enjoyed hours in the garden and we will really miss Kyle Road!"*





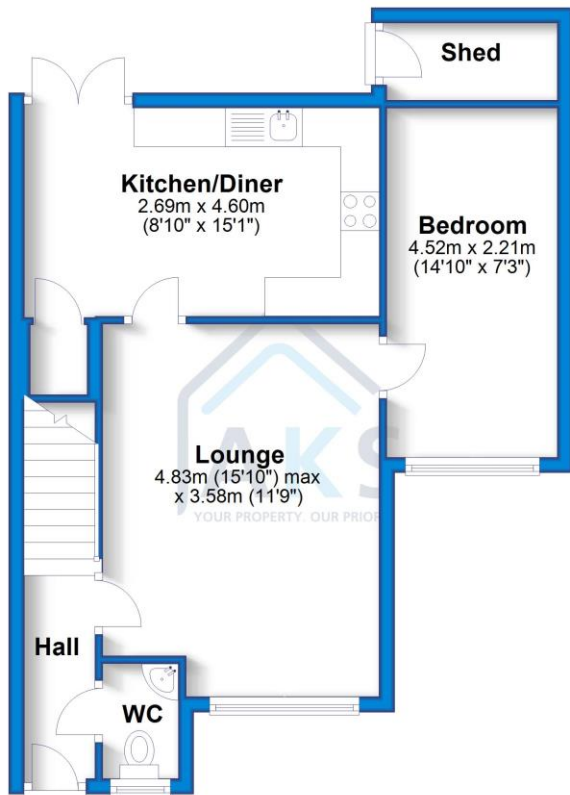
# Floor Plan



aksresidential.com

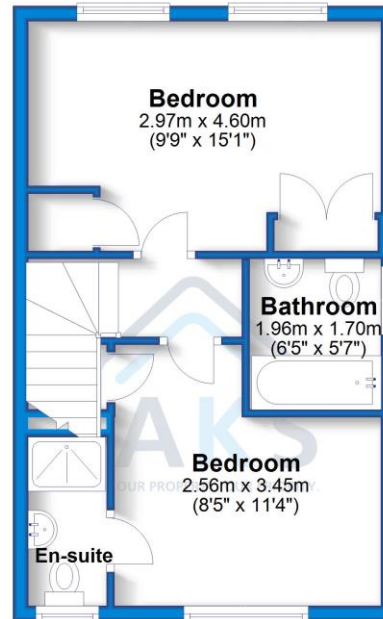
## Ground Floor

Approx. 50.6 sq. metres (544.7 sq. feet)



## First Floor

Approx. 34.6 sq. metres (372.9 sq. feet)



Total area: approx. 85.3 sq. metres (917.7 sq. feet)



# Energy Performance Certificate

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		



200+ 5 star Google Reviews



## Key Features:

- DRIVEWAY PARKING
- CONVERTED GARAGE
- SPACIOUS GARDEN
- EN-SUITE TO BEDROOM ONE
- GREAT LOCATION
- KITCHEN DINER
- EPC RATING D



## 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 **Mikaela** call **01332 30 30 30**

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

