

# Ordley Walk, Hilton

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Offers over  
**£220,000**



This property at a glance:



1



3



2



2



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# Ordley Walk, Hilton



## Sam says:

"This is a wonderful home sitting at the side of the park in the lovely village of Hilton. Downstairs there is a kitchen and large lounge diner, then leading through to a lovely conservatory. There is also a guest WC. On the first floor the current owner uses the second bedroom as a library and it is a beautiful sanctuary. There is a further great sized bedroom on this floor and a family bathroom. The top floor is the highlight of the home, it is a large bright room with velux windows, a dressing area with fitted wardrobes and a large en-suite shower room! A fantastic space to retreat to at the end of the day. The garden has a patio and a lawn. The current owner has loved living here and has made a really lovely home!"



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## Did you spot...

The extremely generous wardrobe space in the main bedroom?



## A message from the seller:

*"When I first stepped into this house, I knew it was the perfect place to start a new chapter in my life. Now, after nearly five wonderful years, it's time for me to pass on this home to someone new, hoping it will bring as much joy and warmth to you as it has to me.*

*Nestled in the heart of Hilton, a modern village that exudes charm and convenience, this home offers a perfect blend of tranquillity and accessibility. Hilton is a haven of green spaces, ideal for leisurely walks and outdoor activities. With quick access to the A50 and A38, commuting is a breeze. Plus, all the shops and essential services you need are just a short walk away, making everyday living effortlessly convenient.*

*Embrace a new chapter of your life in this delightful home, where comfort meets convenience, and every corner whispers of cherished memories and bright futures. Let this house be your sanctuary, just as it has been mine."*





# Floor Plan



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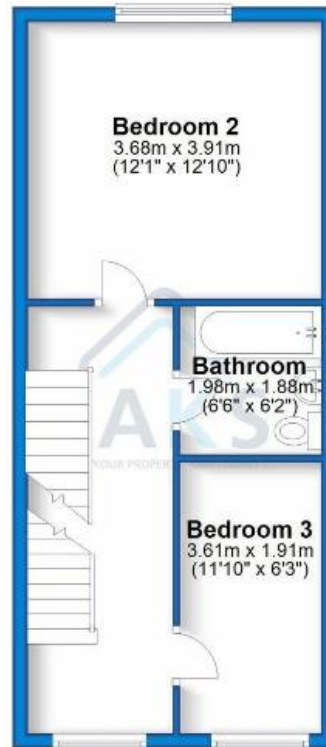
## Ground Floor

Approx. 44.4 sq. metres (477.9 sq. feet)



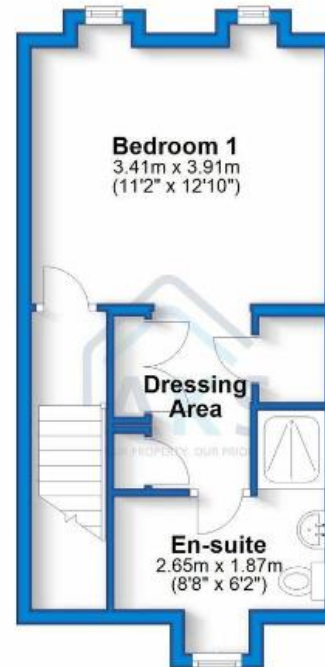
## First Floor

Approx. 37.1 sq. metres (399.7 sq. feet)



## Second Floor

Approx. 29.8 sq. metres (320.4 sq. feet)

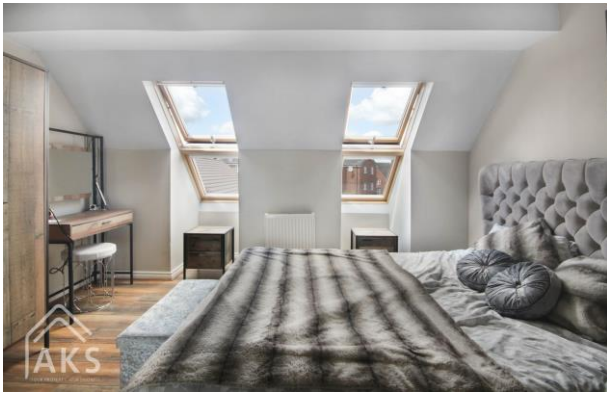


Total area: approx. 111.3 sq. metres (1198.0 sq. feet)



# Energy Performance Certificate

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	77   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



200+ 5 star Google Reviews



## Key Features:

- NO UPWARD CHAIN
- PARK VIEWS TO THE FRONT
- TWO PARKING SPACES
- CONSERVATORY
- MASTER SUITE TO THE TOP FLOOR
- EPC RATING C



## 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 and pharmacy, The Post Office, several nurseries, Tesco Express, Aldi and plenty of takeaway food options. Hilton has several 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 Primary 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

