

Blackbrook Road, Hilton

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Offers over
£285,000



This property at a glance:



1



4



2



2



B



Watch the video



Blackbrook Road, Hilton



Mikaela says:

"My favourite thing about this home has got to be the location. I live close by so I can very much vouch for this great area! The house itself is a stone's throw away from a woodland walk, amenities and good schools, so the location is just ideal for families. Inside there's a spacious kitchen diner looking out to the front, with space for appliances, an integrated fridge freezer and lots of cupboard space. The hallway feels very show home esque! You head past a guest WC and storage on your way to a living room that spans the width of the home. There's French doors out to the sunny south facing garden which has no other gardens behind it. There are two patio areas, a gorgeous pergola and even a summer house. The driveway can be accessed from here too. The middle floor has two great double rooms and a good sized single room, along with a modern family bathroom. But the top floor really is a stand out feature of this home. Bedroom one and the en-suite take up the entire top floor, making it spacious and private. This home has all there is to offer for family living and is in a wonderful location!"



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Did you spot...

This property has a private and sunny South facing garden.



A message from the seller:

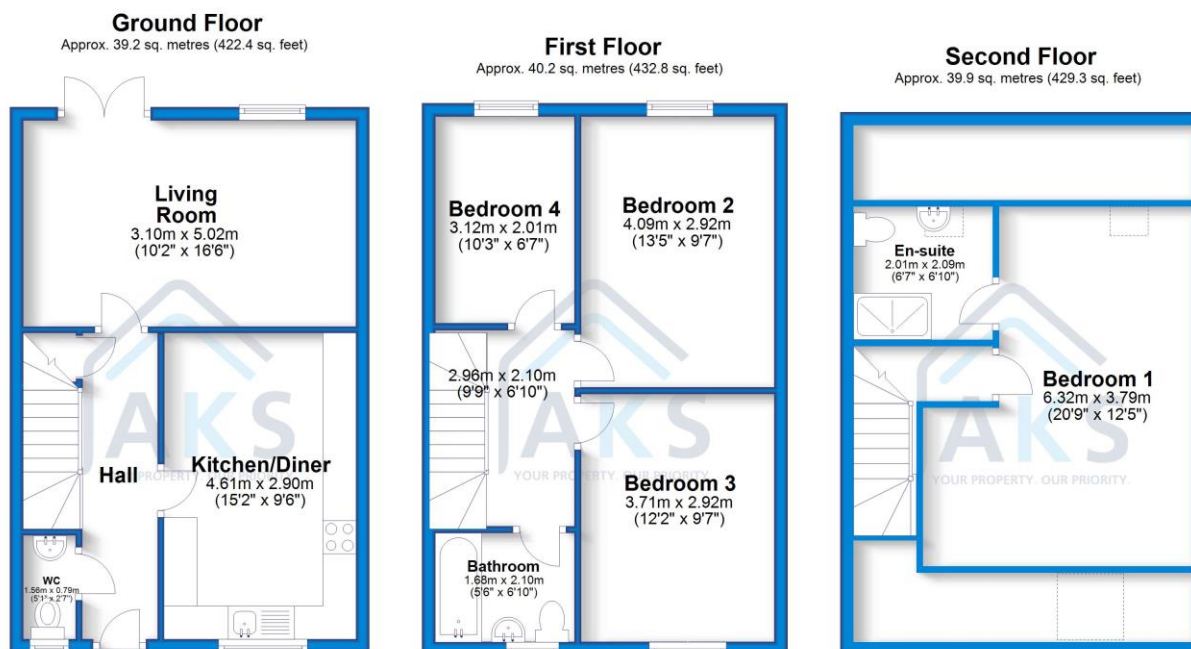
"Welcome to my house. I have lived here for the last year and it has been a lovely home. I am only moving to downsize. Loads of space for two teenagers to have their own space. I have my own (what feels like an apartment) on the second floor. The garden is brilliant. It's south facing so has the sun all day long. I can have my breakfast on the front patio and then my tea on the back patio under the pagola, and with a roof you get shade and shelter if we get some rain. The beauty of the garden is there is no one over looking at all. It's very private and peaceful. The garden room offers that extra space for the adults or children with electric to put in a tv. The road is very quiet with no through traffic which is a huge advantage. Whoever lives here will be very happy!"



Floor Plan



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Total area: approx. 119.3 sq. metres (1284.5 sq. feet)

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Key Features:

- 3 STOREY, 4 BEDROOM HOME
- EPC RATING B
- KITCHEN DINER
- MASTER SUITE TO TOP FLOOR
- CUL-DE-SAC LOCATION
- STILL HAS NHBC COVER
- CLOSE TO A NATURE RESERVE AND WOODLAND WALK



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.



200+ 5 star Google Reviews



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

