

Frankley Close, **Hilton**

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Offers in excess of
£425,000



This property at a glance:



2



4



2



2



B



Watch the video



Frankley Close, Hilton



Mikaela says:

"What a beautiful home! The owners have lived here since it was built and have really taken care of it. The entrance hall is so bright and inviting, has a guest WC and leads through to a stylishly decorated living room. The spacious living room runs from the front to the back of the home, with patio doors out onto the garden. Downstairs there's also a very generous kitchen diner with integrated appliances, a double oven and plenty of cupboard space. The glossy cupboards and neutral tiles create a gorgeous finish. There are further doors out to the garden from the kitchen too, as well as a utility room with a sink and space for further appliances. The living/family space in this home is just fantastic. There's even a further versatile reception room downstairs which is currently being used as a dining room, but could be a home office or even a playroom. Upstairs, the bedrooms are a great size, with the master bedroom having an en-suite and even a walk in wardrobe! Bedroom 2 has fitted wardrobes too. This home has the most beautiful landing where there's an incredible floor to ceiling window which absolutely floods the space with natural light and creates a really lovely aesthetic, even offering space for seating and furniture. Outside, there's a tandem double driveway with a full size single detached garage with side access and a low maintenance garden. There's patio space, lawn and even a decked area. My favourite thing about this home has got to be the location. The street is a lovely quiet cul-de-sac and close to a woodland walk, open green space and a gorgeous pond where there are often swans! The next owners will be incredibly lucky to secure this home"



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Frankley Close, Hilton



Did you spot...

This beautifully presented 4 bed home is situated close to local amenities as well as woodland walks



A message from the seller:

"We've truly loved living in Hilton Valley for the past five years. The nearby villages of Tutbury and Etwell are charming, and having a woodland walk and nature reserve right on our doorstep has been a daily joy. The peace and quiet here have been a wonderful escape, and being so close to the beautiful Derbyshire and Staffordshire countryside has been a real treat. We'll miss the tranquillity and the easy access to nature that this home offers, not to mention the amazing views of the sky from the big landing window – we've even seen the Northern Lights!"





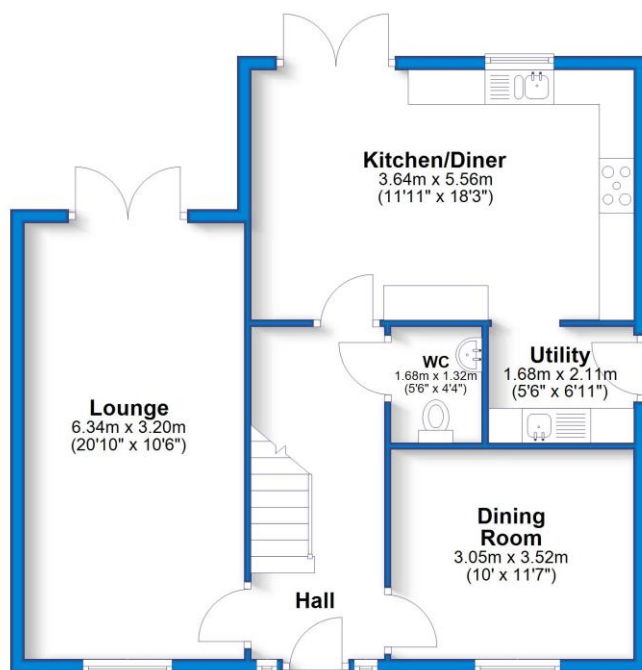
Floor Plan



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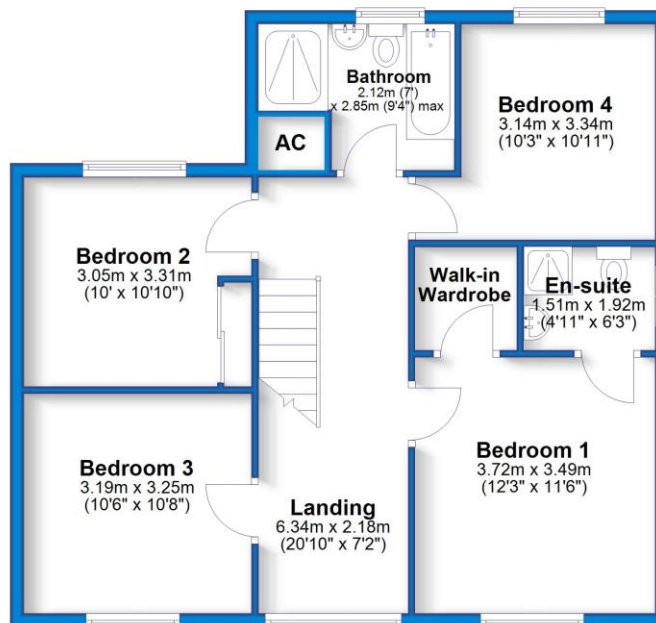
Ground Floor

Approx. 68.6 sq. metres (738.2 sq. feet)



First Floor

Approx. 70.7 sq. metres (760.8 sq. feet)



Total area: approx. 139.3 sq. metres (1499.0 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	85	
(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:

- TANDEM DRIVEWAY PARKING
- SPACIOUS 4 BEDROOM HOME
- EN-SUITE AND WALK IN WARDROBE TO MASTER
- 5 YEARS LEFT ON NHBC
- CLOSE TO WOODLAND WALKS
- BEAUTIFULLY PRESENTED
- EPC RATING B



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

