

# New Road, **Hilton**

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Offers over  
**£260,000**



This property at a glance:



1



3



1



C



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# New Road, Hilton



**Sam says:**

*"Wow, this home is deceptively spacious inside! The living room is a modern, bright and inviting space with its large window and stylish feature fireplace. It then runs seamlessly into a fantastic kitchen diner which spans the rear of the house and has so much to offer. There's ample space for a large family dining table, doors out to the beautiful garden and lots of countertop and cupboard space. There's an integrated fridge freezer, dishwasher and even a rangemaster. There's a further area off the kitchen which the current owners are using as an office space and storage, but this is also open plan so the space flows really nicely. Upstairs, the master is a great room with 2 large windows making it bright, there's even some over stairs storage which is handy. The two further bedrooms are a great size too and the family bathroom is a lovely stylish space with a shower over the bath and some sink storage too. The garden is just wonderful. You wouldn't expect a garden this size for a property that used to have two bedrooms, but being on the end of the row has its perks! There's so much space out there, plenty of lawn for children to play and a lovely patio area for relaxing too. Backing onto trees and having a little brook running behind the property makes for a peaceful and private space."*



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# New Road, **Hilton**



## Did you spot...

This property is a stones throw away from all local amenities



## A message from the seller:

*"We love this house its was our first step onto the property ladder, its well-constructed with good size rooms. The garden is a great size and a brilliant addition to the property with green belted land behind it and a lovely brook at the boundary fence, in summer the green space is a hive of activity from newts and frogs to birds and insects which our kids love. Hilton is a great place to live as you are within close proximity to many shops and pubs and great schools."*





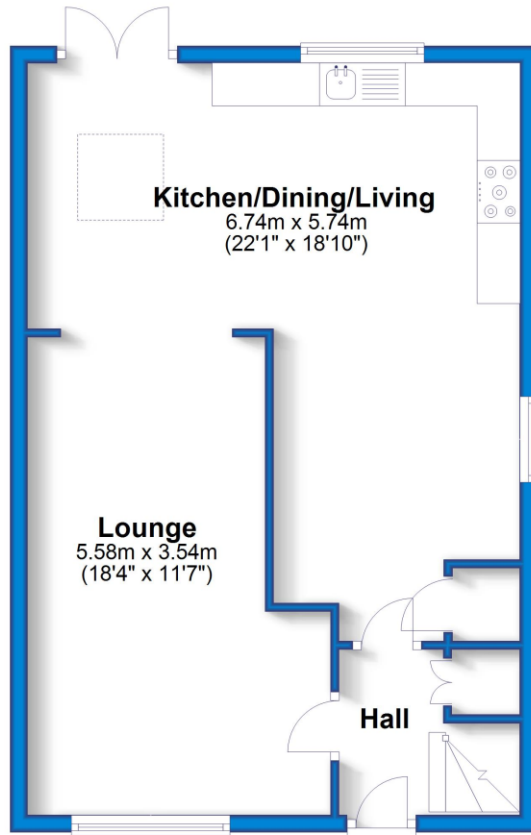
# Floor Plan



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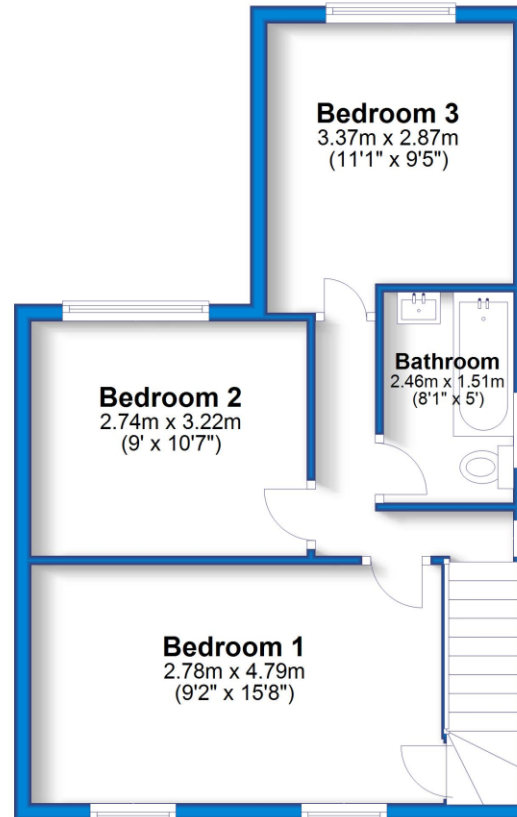
## Ground Floor

Approx. 50.4 sq. metres (542.4 sq. feet)



## First Floor

Approx. 41.6 sq. metres (448.0 sq. feet)



Total area: approx. 92.0 sq. metres (990.4 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





## Key Features:

- EPC RATING C
- FANTASTIC CORNER PLOT
- EXTENDED OPEN PLAN KITCHEN DINER
- 3 GREAT SIZED BEDROOMS
- LARGER THAN EXPECTED AND PRIVATE GARDEN
- GREAT LOCATION CLOSE TO AMENITIES



## 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  
**Sam** call  
**01332 30 30 30**

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

