

# Sherbourne Drive, Hilton

aksresidential.com

£220,000



This property at a glance:



1



3



1



2



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# Sherbourne Drive, **Hilton**



**Sam says:**

*"This home is so bright and inviting and is presented beautifully. The position is fantastic, tucked away in a quiet cul-de-sac and within walking distance to all local amenities. Your garage and driveway parking is just outside the home which is handy, but still leaves space for a generous front garden. Inside, the living room diner is a great space, with doors out to the private and well maintained garden. There's ample space for a family dining table and the glass doors add a great touch, allowing the light to flow through the home. The kitchen to the front feels sleek and modern and has space for under counter appliances and also benefits from an integrated fridge freezer. There's a guest WC too! Upstairs, the bedrooms are a great size, the master bedroom in particular having fitted wardrobes and a cupboard, there's even a space that allows for a dressing table, a really lovely room. The garden is larger than you'd expect and includes lawn space and patio, it's very private too! This is a fantastic choice of home with plenty to offer for a family."*



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# Sherbourne Drive, Hilton



## Did you spot...

This lovely home has a garage and driveway parking



## A message from the seller:

*"I will be sad to leave my home of six years, and I am only moving because I have decided to relocate closer to work and aging family. With a variety of amenities within walking distance, it is a great location for first time buyers and young families alike. The neighbourhood is quiet and parents are happy for their children to play out, when weather permits! The garden is relatively private for an estate and enjoys sun for a good part of the day during the summer months, so you can enjoy those BBQs. The boiler was replaced about 5 years ago, and has been serviced annually."*







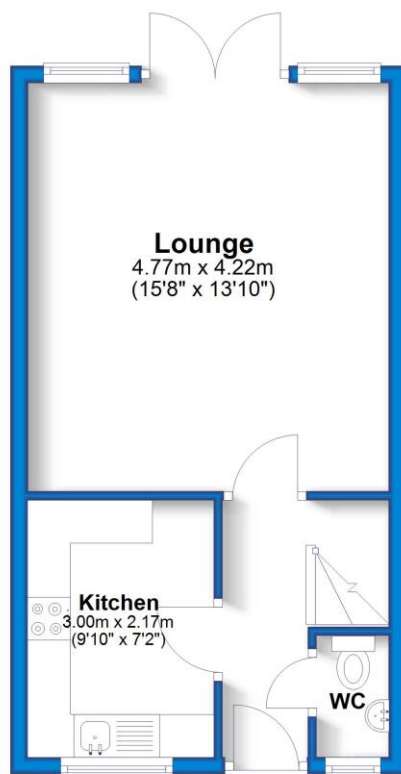
# Floor Plan



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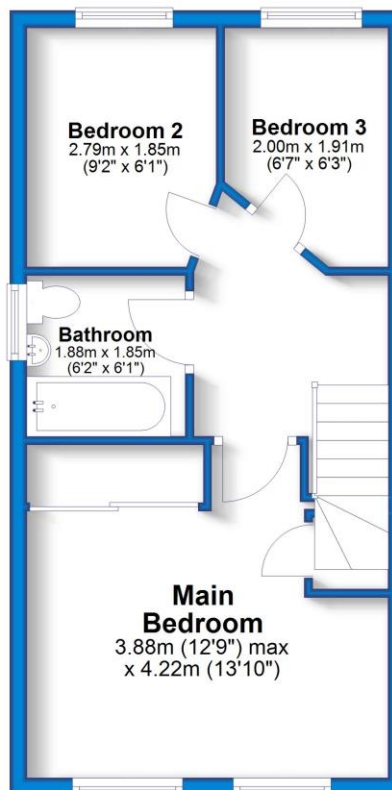
## Ground Floor

Approx. 33.2 sq. metres (357.3 sq. feet)



## First Floor

Approx. 33.4 sq. metres (359.7 sq. feet)



Total area: approx. 66.6 sq. metres (716.9 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	
(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	



200+ 5 star Google Reviews



## Key Features:

- TUCKED AWAY IN A QUIET CUL-DE-SAC
- SINGLE GARAGE AND 2 VEHICLE DRIVEWAY PARKING
- SPACIOUS LIVING ROOM DINER
- IMMACULATELY PRESENTED
- EPC TBC
- GREAT VILLAGE 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.



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

