

Mulberry Way, Hilton

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£375,000



This property at a glance:



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Watch the video



Mulberry Way, Hilton



Mikaela says:

"The first thing that struck me about this great home was the location. It's tucked away at the end of quiet cul-da-sac and has no houses backing onto it, as well as being within a very short walk to all of Hilton's amenities, so it's in a really fantastic spot! The driveway is a generous size too with space for at least 3 cars to park. Inside, the house flows really nicely! The bright and inviting living room flows beautifully into a spacious dining area which continues through to the conservatory. So there's plenty of living space for the family. The breakfast kitchen is a good size and has the benefit of a separate utility room. Always a bonus for family life and the laundry it creates! As for upstairs, there are two large double rooms and two smaller ones, but all of them are a good size with plenty of room for furniture. There's a decent size family bathroom too with a shower over the bath. Bedroom one has fitted wardrobes and an en-suite, meaning no family squabbles over time in the bathroom! Outside, the garden is a real selling point of this great home. West facing means sun throughout the day and it's incredibly private with no houses behind you. What a brilliant property!"



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Did you spot...

The breakfast bar in the kitchen?



A message from the seller:

"Mulberry Way is such a lovely place to live, tucked away in a cul-de-sac and really quiet. The neighbours are wonderful and there's such a friendly feel about the street. Being so close to the shops is really convenient too and the lovely walks nearby! We hope the next family will enjoy this great home too!"





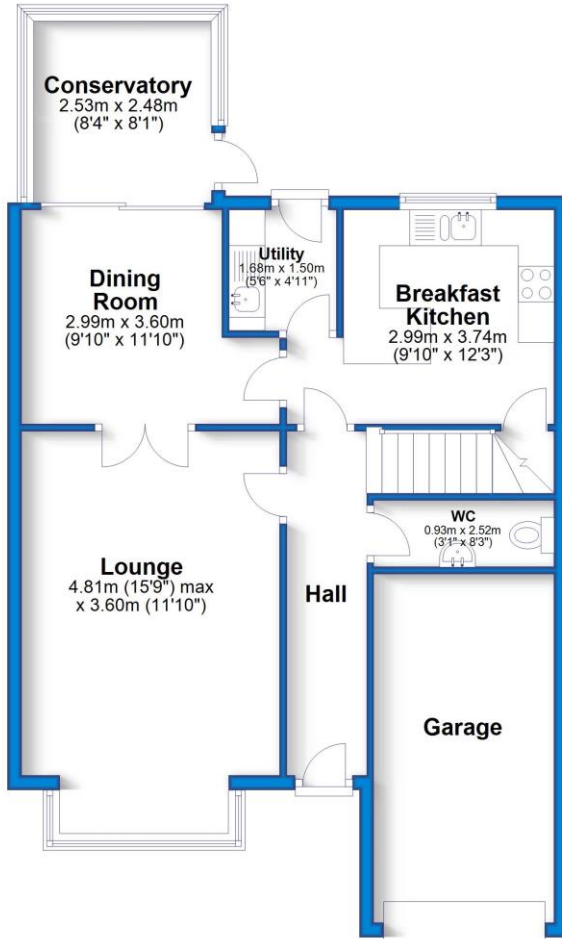
Floor Plan



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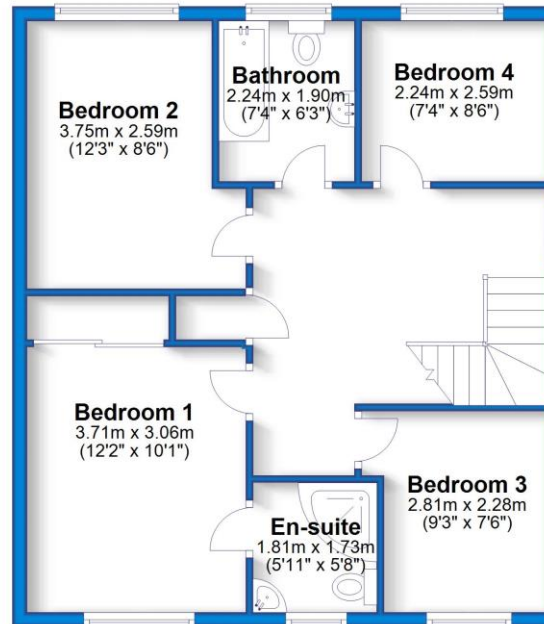
Ground Floor

Approx. 71.4 sq. metres (768.7 sq. feet)



First Floor

Approx. 59.8 sq. metres (643.8 sq. feet)



Total area: approx. 131.2 sq. metres (1412.5 sq. feet)



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



200+ 5 star Google Reviews



Key Features:

- EPC RATING C
- 2 RECEPTION ROOMS AND A CONSERVATORY
- QUIET CUL-DE-SAC LOCATION
- WALKING DISTANCE TO ALL HILTON AMENITIES
- LARGE DRIVEWAY FOR AT LEAST 3 VEHICLES
- BREAKFAST KITCHEN



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 Etwell.



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

