

# Thames Way, Hilton

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Offers in excess of  
**£240,000**



This property at a glance:



1



3



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2



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Watch the video





# Thames Way, Hilton



## Sam says:

*"This home is presented so beautifully, but the benefits begin outside! The area is fantastic and within walking distance to all amenities as well as parks, playing fields and schools, so a really great spot! Inside, the hallway is bright and inviting and leads you through into a great sized breakfast kitchen which is sleek and modern and has space for appliances, as well as plenty of cupboards and countertop space. The current owners have installed a breakfast bar which is a really great touch and there are doors out to the lovely garden. Upstairs on the middle floor there is a fantastic lounge diner which spans the width of the house where there's lots of light flooding in from a window and a juliet balcony. Imagine having those open in the summertime! There's a handy toilet on this floor too, as well as a double bedroom offering fitted storage. On the top floor is the master suite which is just beautiful. It's a neutral space with plenty of room for furniture as well as fitted storage and an en-suite. There's a further double bedroom on this floor too, as well as the family bathroom which is neutral and has a shower over the bath. The garden is my favourite feature. It's low maintenance with a patio area and the rest laid with stone and it's a real sun trap! We're sure you'll love this beautiful home, it has so much to offer!"*



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## Did you spot...

The brilliant suntrap  
in the low  
maintenance  
back garden?



## A message from the seller:

*"Welcome to my lovely home. I have lived here for just over 4 years and my reason for selling is that I am leaving the UK and moving to Spain. The great thing about living here is that it's close proximity to the A38 and A50 which is great for commuters. Locally we have all we need in regards to amenities: there's tesco express, a chip shop, a great Indian takeaway down the road in Hatton as well as a good GP surgery and helpful pharmacy! For those with small children there us a primary school a few minutes walk away as well as green spaces and a play park."*



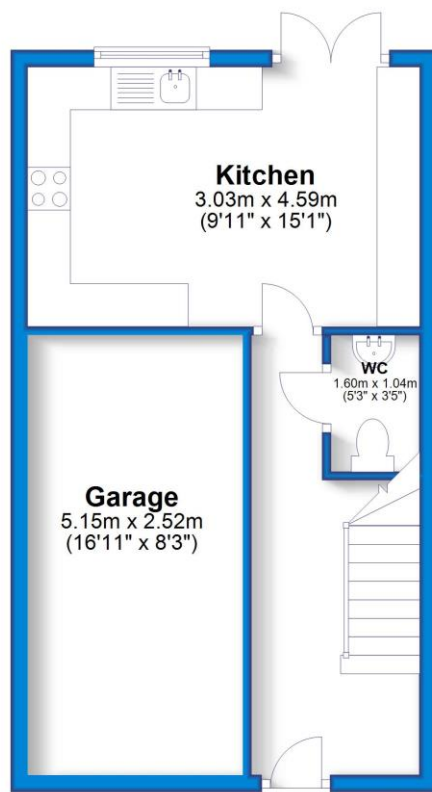
# Floor Plan



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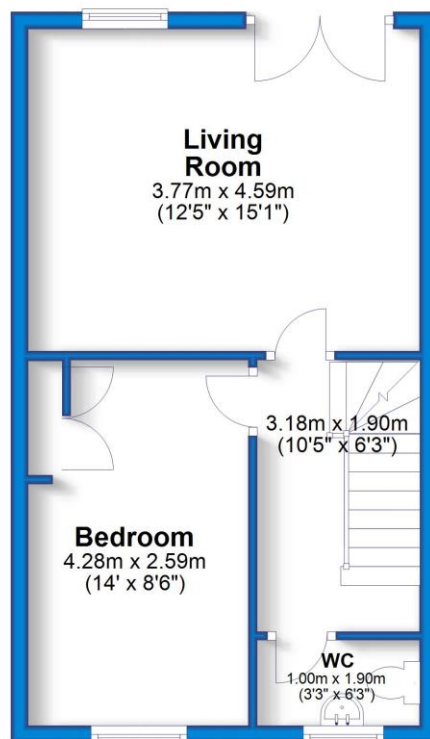
## Ground Floor

Approx. 38.0 sq. metres (409.0 sq. feet)



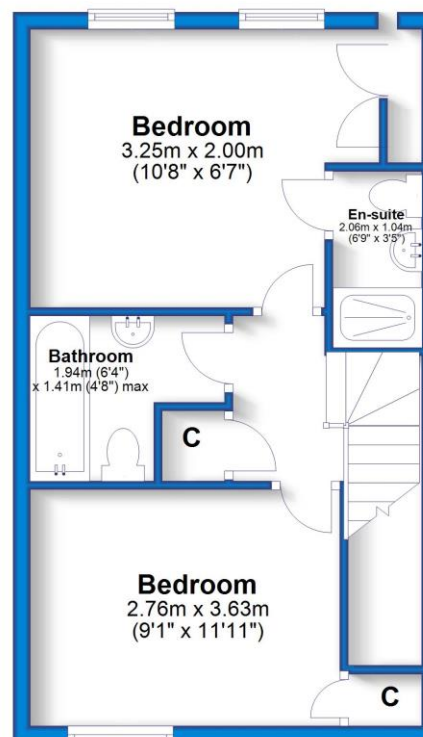
## First Floor

Approx. 37.4 sq. metres (402.4 sq. feet)



## Second Floor

Approx. 37.4 sq. metres (402.4 sq. feet)



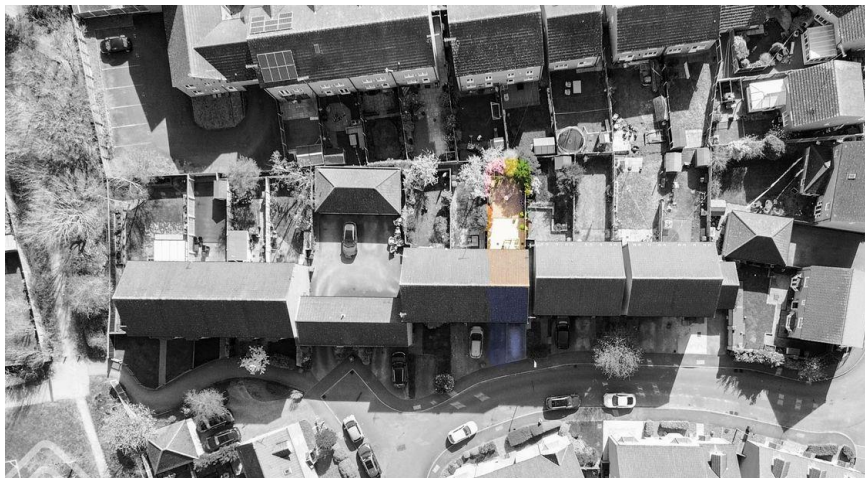
Total area: approx. 112.8 sq. metres (1213.9 sq. feet)



## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





200+ 5 star Google Reviews



## Key Features:

- EPC RATING C
- 3 STOREY 3 BEDROOMS
- EN-SUITE TO MASTER
- DOUBLE DRIVEWAY PARKING
- CLOSE TO ALL AMENITIES
- BEAUTIFUL LOW MAINTENANCE GARDEN



## About the area:

The village of Hilton is a fantastic family village and has something for everyone in the family. Within Hilton there are 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

