

# Bren Way, Hilton

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Offers in excess of  
**£425,000**



This property at a glance:



3



4



2



2



C



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# Bren Way, Hilton



## Sam says:

*"What a beautiful home with great versatile space! Entering the home through an updated front door, the hall is bright and inviting, has a guest WC and leads through to a stylishly decorated living room. To the rear of the living room there is a separate dining/living area leading to the back of the home, with patio doors out onto the beautiful garden. There's also a very generous kitchen diner with an integrated dishwasher which leads to a utility room with space for appliances. The neutral cupboards and tiles create a gorgeous finish throughout both the kitchen and utility. In addition there is a double garage conversion, creating a further reception room, with a private utility/shower room and direct access to the side of the property too! Meaning whoever is using this space has their own access point which is really handy. Upstairs, the bedrooms are a great size, with the master bedroom having an en-suite shower room and large fitted wardrobes. This home has large hallways and landings with natural light which creates a really lovely aesthetic. Outside, there's a lovely area of lawn to the front and a side by side double driveway (you could probably fit 3 on there if you really wanted to!) The garden has a large patio area from the back doors leading to the top of the garden as well as an area of decking, which is perfect for outdoor furniture. This property is in a really great location. The street is lovely and quiet, with open green space nearby and a short walk to all amenities."*



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# Street, Suburb



## Did you spot...

This beautifully presented 4 bed home is within walking distance to local amenities



## A message from the seller:

*"Welcome to our house! This has been a home filled with love and laughter. We have loved living here on the edge of a rapidly expanding village. Shops, pubs, schools, Medical Centre and countryside walks are all on the doorstep. Our spacious home has been the hub for many family gatherings. The children have all grown up now and are heading off to build lives of their own. It is time for us to downsize so that we can start a new chapter, filled with exciting adventures of our own."*







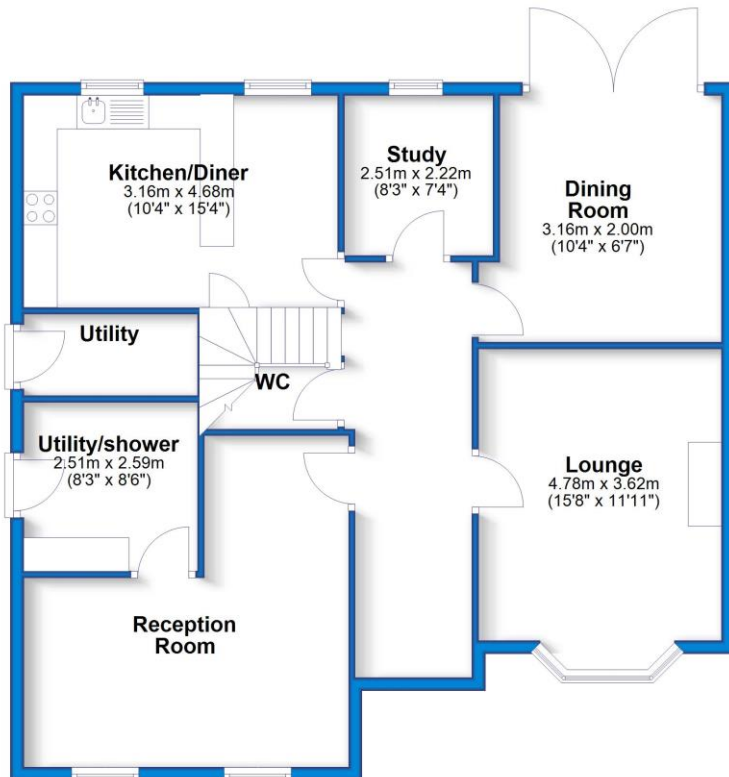
# Floor Plan



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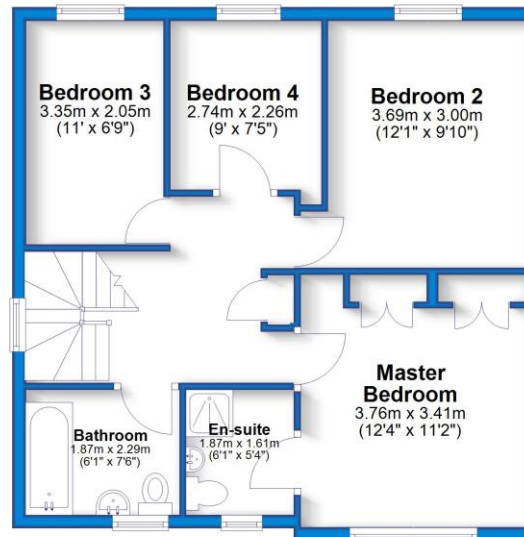
## Ground Floor

Approx. 94.9 sq. metres (1021.2 sq. feet)



## First Floor

Approx. 56.2 sq. metres (605.4 sq. feet)



Total area: approx. 151.1 sq. metres (1626.6 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>		83
(69-80) <b>C</b>	74	
(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:

- BEAUTIFULLY PRESENTED
- SIDE BY SIDE DRIVEWAY PARKING
- VERSATILE LIVING SPACE ON THE GROUND FLOOR
- SPACIOUS 4 BEDROOM HOME
- EN SUITE TO MASTER
- WALKING DISTANCE TO ALL LOCAL AMENITIES
- EPC RATING C



## 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 and M1 all just a short 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

