

# Bren Way, Hilton

aksresidential.com

Offers in excess of  
**£265,000**



This property at a glance:



1



3



2



2



D



Watch the video





# Bren Way, Hilton



## Sam says:

*"This home offers an open layout downstairs with a neutral kitchen and bathrooms, so you can really make it your own! The outlook to the front is fantastic, there's a large green space just across the road, so it feels lovely and open! There's space for two cars on the driveway, with the addition of a garage and a generous private garden with a patio area to the rear, as well as space for a shed. Inside, the hallway leads to an open kitchen living space, with the modern kitchen leading to the rear of the home and patio doors opening out to garden. The kitchen itself is modern and has integrated appliances and an island. There is also a downstairs WC which is perfect for guests. Upstairs there are three generous bedrooms, with a good sized family bathroom too where you'll find a shower over the bath. This home is a really great location. Close to all local village amenities, on a popular estate and close to road links too. A great purchase for a first time buyer or a growing family!"*



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# Bren Way, Hilton



## Did you spot...

This attractive 3 bed property has a lovely green space to the front



## A message from the seller:

*"I've really enjoyed living here. It's nice and quiet and close to everything that's needed! The green space out the front is a bonus too. This house has been a great place to be and the garden is perfect. Bigger than you'd expect and really private! I hope the next owners really enjoy it here"*





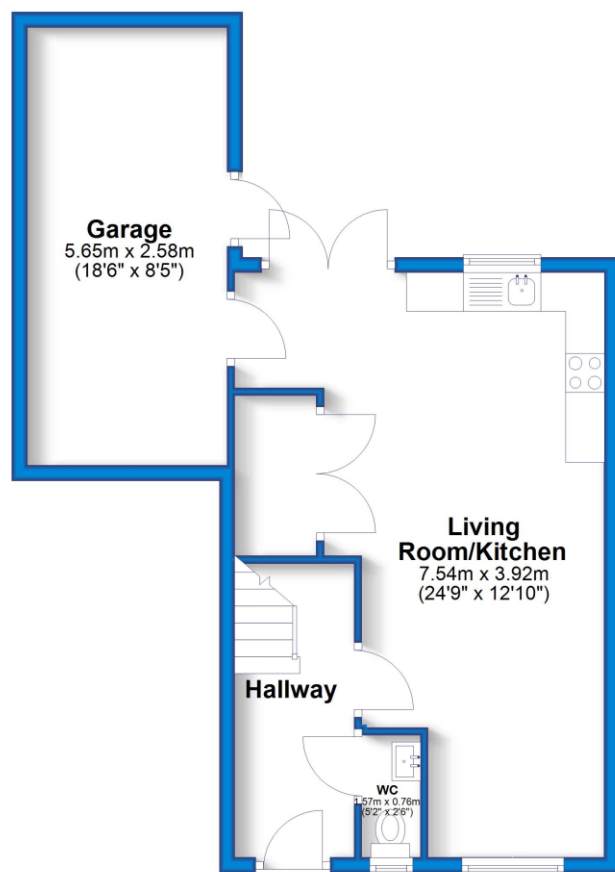
# Floor Plan



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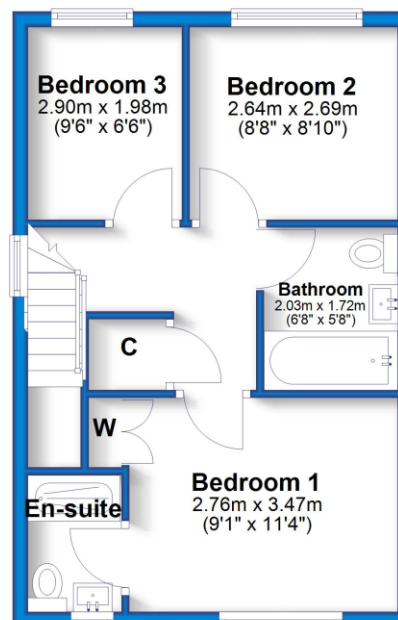
## Ground Floor

Approx. 51.2 sq. metres (551.4 sq. feet)



## First Floor

Approx. 36.4 sq. metres (392.1 sq. feet)



Total area: approx. 87.7 sq. metres (943.5 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	





200+ 5 star Google Reviews



## Key Features:

- OPEN KITCHEN/LIVING SPACE
- 3 BEDROOMS
- GARAGE AND DOUBLE DRIVE
- QUIET LOCATION WITH GREEN SPACE IN FRONT
- SHORT WALKING DISTANCE TO 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 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

