

# Hamble Way, Hilton

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£225,000



This property at a glance:



1



3



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2



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# Hamble Way, Hilton



## Mikaela says:

*"This home strikes me as a perfect starter home or a great home for a growing family. It's in such a lovely spot, looking out toward the fields and tucked away from the road with some beautiful trees at the front adding some privacy. Inside, there's a great breakfast kitchen with ceramic tiled flooring looking out to the front with amazing views of the countryside. There's also a guest WC and handy storage cupboard. The hallway then leads through to a spacious living room to the back of the home with beautiful flooring, where there are double doors out to a gorgeous landscaped sun trap garden which has two carpet stone patio areas. From the garden gate you can access the back of the property where there is a block paved driveway leading to a garage and there is also an additional block paved parking space which is really useful. Upstairs in the home there are 2 double bedrooms and a good sized 3rd bedroom, along with a family bathroom which includes a WC, bath with a shower and sink. The master also has an en-suite which is always a great addition! My favourite thing about this home is its location. It's on the edge of the village, very peaceful overlooking fields and still close to any amenities you need, but also close enough to the fields that you can hear the sheep and cows!"*



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**Did you spot...**

The perfect patio space for a hot tub?



## A message from the seller:

*"We have lived in our beautiful family home for 9 years. This house has been the best home ever to raise my son, our safe-haven. The view is stunning. Each day I wake up, sit on my bench and appreciate the fabulous views over the Marston on Dove fields. Waking up to hear the birds twittering and the lambs baring is just the best for me, it makes me feel happy and alive. A touch of peace and tranquility in my busy world. We just absolutely love it here, and have had the best times. There is plenty of space in the house, it is a bit of a Tardis, has everything we want, and it's lovely to sit and enjoy our meals in the kitchen appreciating the views. We spend a lot of time in the back garden, this is also a beautiful space where we enjoy family time. Living in the countryside is the best, it's an amazing experience. This property is a brilliant home, lovely neighbours, great location, and has been an amazing experience giving us happy memories we will always treasure. We love living in Hilton that much we are only planning to move up the road! Hamble Way is our Happy Place. We will be very sad to say goodbye but will treasure our memories and the joy of Hamble Way."*





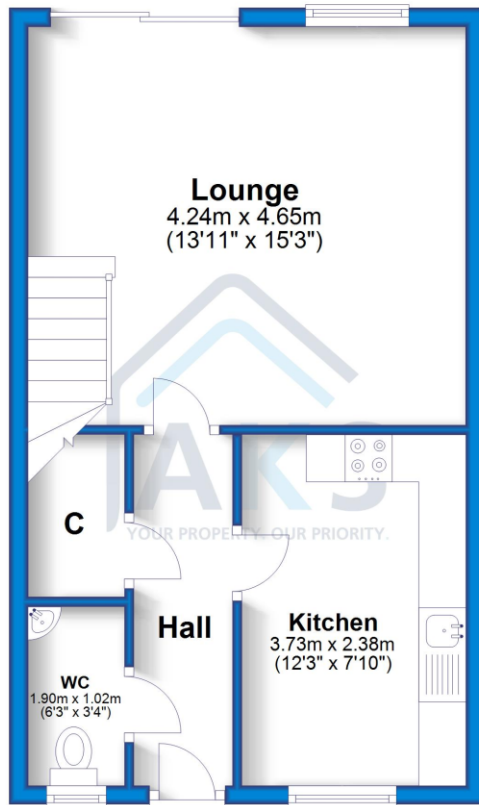
# Floor Plan



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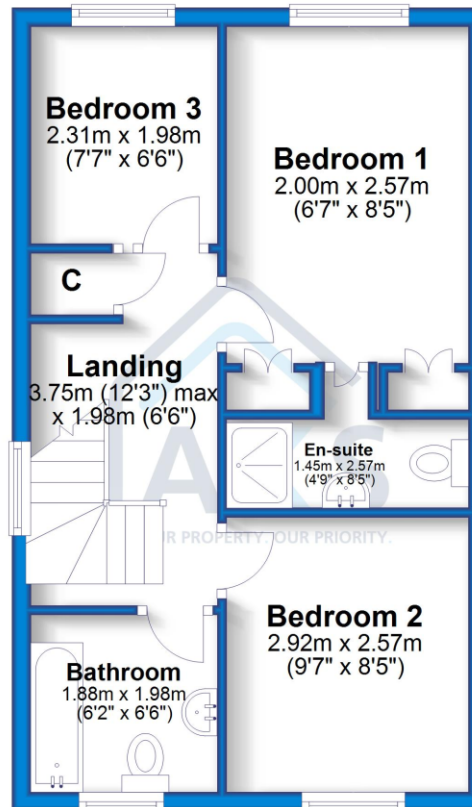
## Ground Floor

Approx. 37.5 sq. metres (403.8 sq. feet)



## First Floor

Approx. 38.1 sq. metres (410.3 sq. feet)



Total area: approx. 75.6 sq. metres (814.1 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   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:

- GARAGE AND TWO PARKING SPACES
- EPC RATING C
- BREAKFAST KITCHEN
- LANDSCAPED SUNTRAP GARDEN
- END OF TERRACE ON A PRIVATE WALKWAY
- BEAUTIFUL VIEWS OF THE COUNTRYSIDE



## 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

