

Hamble Way, Hilton

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Offers over
£245,000



This property at a glance:



2



4



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1



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Watch the video



Hamble Way, Hilton



Mikaela says:

"This home is deceptively spacious! From the front, it doesn't give much away, but the moment you step inside it opens up into a fantastic space. The hallway offers plenty of room for coats and shoes and leads you through into a great kitchen diner. There's an integrated dishwasher and washer/dryer as well as plenty of space for a free standing fridge freezer. Not to mention ample room for a family sized dining table. What a great space! The doors out to the lovely garden are a great addition. Downstairs there's also a reception room that the current owners are using as a further bedroom, but you could use this as a lounge space, dining room, playroom or office! It's a really versatile space. There's a handy guest WC too. Up on the first floor, there's what is currently the lounge, a great cosy space, and the master bedroom which has a bigger than average en-suite and fitted wardrobes. Upstairs again to the top floor, there are 3 further bedrooms. A good sized double with fitted storage and two generous single rooms. We think these have the potential to be knocked through into one big room if needed! The neutral family bathroom is also on this floor and has a shower over the bath. The garden is a wonderful space, the current owners have done a great job! There's patio area, a place where some trees are growing to add even more privacy and a great decked area offering plenty of room for seating. There's a gate out to your parking and a door into the back of a full size single garage. This home really has it all! A private setting, field views to the front and versatile family living!"



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Did you spot...

This beautifully presented 3 storey home has views over fields and farmland



A message from the seller:

"Welcome to our home! The key thing that attracted us to this property was the flexible living space and the great setting, nestled in the trees. The countryside is on your doorstep, with all the convenience of a town in a village location. The other thing that was important to us was the fantastic road/rail links. Located on the edge of the village, we are perfectly placed for short walks to the Mease and Memorial Meadows, as well as Hilton Valley Woods, which all make for wonderful family/dog walks. We have enjoyed planting the gardens and modernising, creating a cosy welcoming home in an enviable setting."





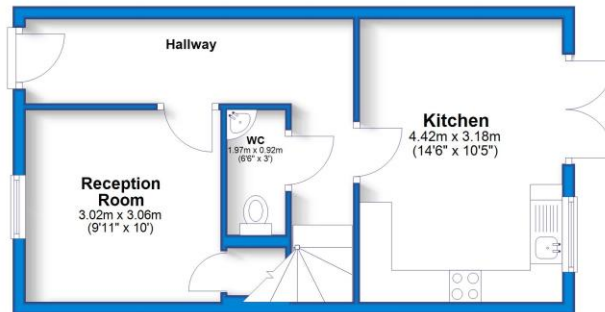
Floor Plan



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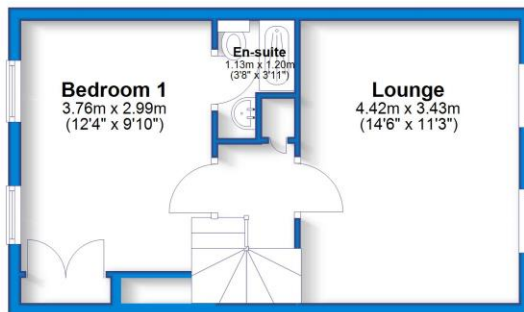
Ground Floor

Approx. 37.4 sq. metres (402.3 sq. feet)



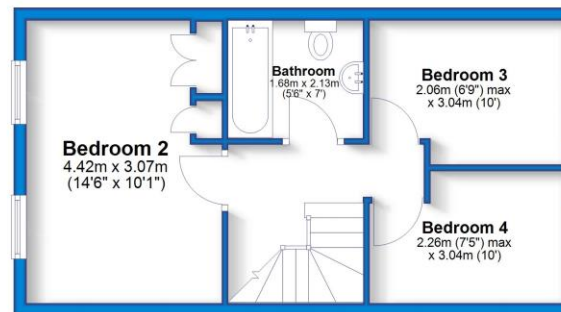
First Floor

Approx. 32.6 sq. metres (351.1 sq. feet)



Second Floor

Approx. 36.7 sq. metres (394.9 sq. feet)

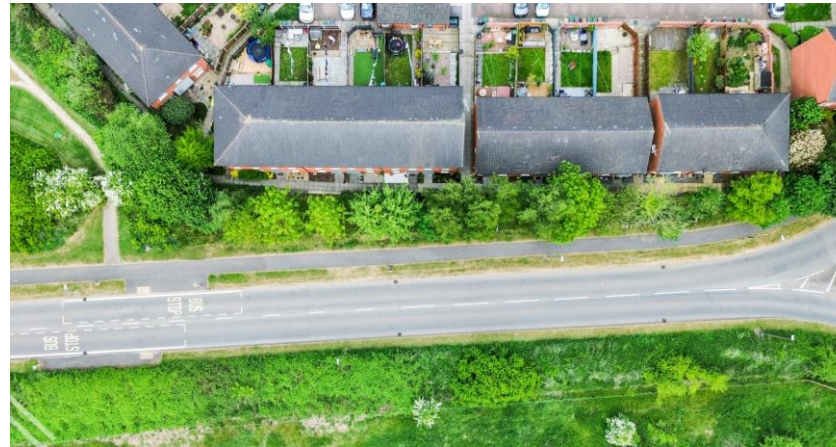


Total area: approx. 106.7 sq. metres (1148.3 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Key Features:

- 3 STOREY, 4 BEDROOM HOME
- VERSATILE LAYOUT
- KITCHEN DINER TO THE REAR
- GREAT VILLAGE LOCATION CLOSE TO AMENITIES
- GARAGE AND DRIVEWAY PARKING
- 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 and pharmacy, The Post Office, several nurseries, Tesco Express, Aldi and plenty of takeaway food options. Hilton has several 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 Primary and The Mease Spencer Academy which both feed through to John Port School in the neighbouring village of Etwall.



200+ 5 star Google Reviews



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 view the property video.

