

New Road, Hilton

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Offers in excess of
£200,000



This property at a glance:



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Watch the video



New Road, Hilton



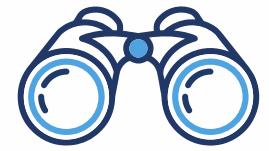
Sam says:

"This home is beautifully presented and deceptively spacious inside! The living room is a modern, bright and inviting space with a large bay window and stylish feature fireplace flowing into the open dining space with ample room for a large family dining table. The light flows through into the living/dining area from the conservatory at the rear of the property overlooking the beautiful garden. The kitchen is located at the rear of the house, again, overlooking the beautiful garden with a side door for access. Upstairs, the master is a great room with 2 large windows making the room lovely and bright, there is additionally lots of space for storage. The second bedroom is a great size too with a built in cupboard and plenty of additional space. The family bathroom is a lovely stylish space with a shower over the bath. I can't say it enough, this garden is just wonderful. You wouldn't expect a garden this size for a two bedroom house! There's so much space out there, plenty of lawn for children to play and a lovely patio area for relaxing too. Plenty of trees at the back makes this a peaceful and private space."



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Did you spot...

This beautifully presented home has a large private garden



A message from the seller:

"Welcome to our house that we have lived in for the last 10 years. We moved here with our daughter when she was 3 and have watched her grow up here. It's a great street for kids and a community feel, with local amenities at the bottom of the street. Also located near the A50 and A38 making it a great commuting village. We have had the same neighbours the whole time, who are friendly and kind. The garden is our favourite part, we've had numerous BBQ's with family and friends due to the great space it has".





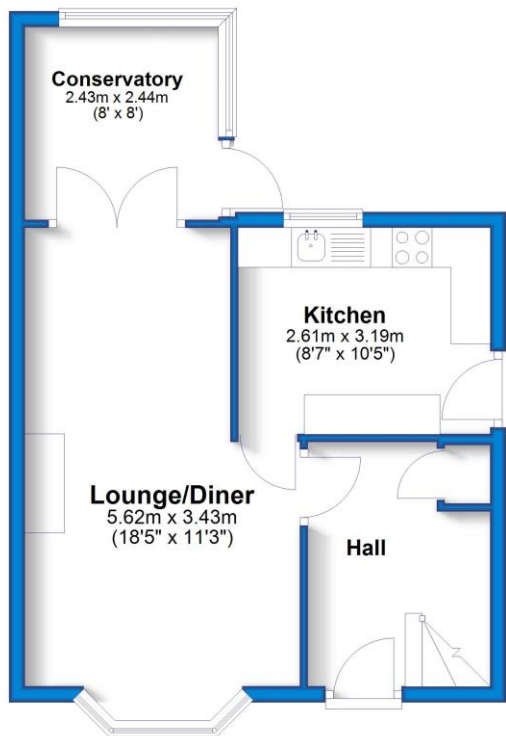
Floor Plan



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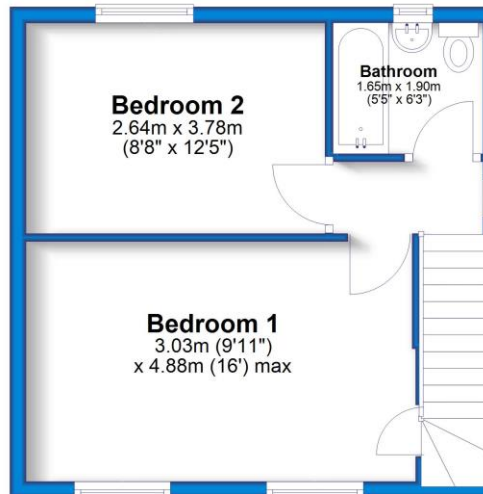
Ground Floor

Approx. 39.9 sq. metres (429.8 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.4 sq. feet)



Total area: approx. 73.3 sq. metres (789.1 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	70	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Key Features:

- QUIET LOCATION
- OPEN PLAN LIVING DINING AREA
- 2 GREAT SIZED BEDROOMS
- LARGE PRIVATE GARDEN
- CLOSE TO LOCAL AMENITIES
- EPC 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.



200+ 5 star Google Reviews



Don't miss out on the chance to own this incredible property!

To book a viewing with
Sam call
01332 30 30 30

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