

Wye Close, Hilton

aksresidential.com

£260,000



This property at a glance:



2



3



2



1



C



Watch the video



Wye Close, Hilton



Mikaela says:

"I think this is a really spacious and inviting home, from the moment you walk in, the generous hallway welcomes you with plenty of space for shoes and coats, along with convenient storage tucked under the stairs."

The first room you enter is a great versatile space—currently used as a dining room, but easily transformed into a play area, snug, or whatever suits your needs. This room seamlessly leads into the heart of the home: a bright and spacious kitchen/diner. Recently modernised, the kitchen has plenty of cupboard and countertop space, with additional room for appliances. There's also ample space for a family-sized dining table, making it perfect for family meal times. The newly installed patio doors open directly into the garden, creating a seamless indoor-outdoor connection that fills the space with natural light. Adjacent to the kitchen, a practical utility room with space for a washing machine and extra storage, as well as a convenient guest WC.

On the first floor, there's a cosy and welcoming lounge, flooded with natural light from two large windows. Also on this level is the third bedroom, a spacious double, situated right next to the beautifully modernised family bathroom. This setup makes it ideal for a family member or visiting guests.

Heading to the top floor, there are two additional bedrooms. The master bedroom is a fantastic size, complete with fitted storage and a modernised en-suite shower room—an ideal place to unwind and relax. The second bedroom is equally impressive, offering plenty of space for a double bed and additional storage.

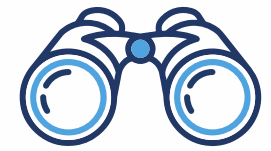
Outside, the garden is a lovely extension of the home, with a patio area leading to an artificial lawn and a decked section at the rear—perfect for outdoor seating and entertaining. A gated access point leads directly to your garage and driveway where there's an EV charger, adding to the home's convenience.

This wonderful home is set in a prime location, offering both comfort and practicality. I think this would make a great home."



aksresidential.com

Wye Close, Hilton



Did you spot...

This lovely 3 bed home is situated in a quiet cul-de-sac



A message from the seller:

"It is going to be hard to say goodbye to this house as it was our first and the longest I have lived somewhere since leaving home for university. Now that we have a little one we are after a different type of house with more outdoor space. Hilton is a great village with lots of amenities and I was drawn to it as it is close to some big towns/cities but feels out in the county. The street is very quiet with no through traffic so it does feel very peaceful here which I would not have believed initially being in such a large estate. This was the perfect first home for us and it could be for you too".



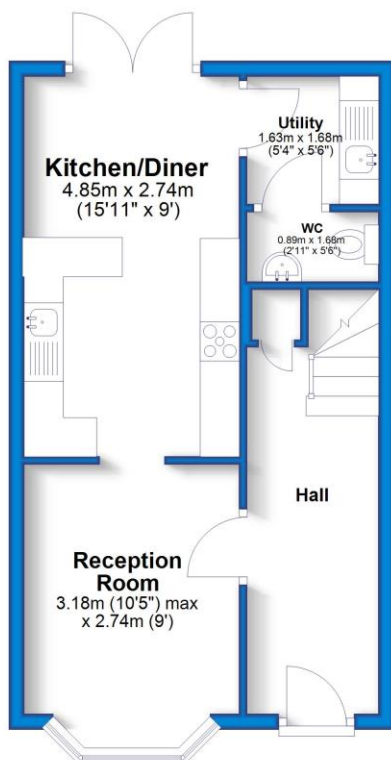
Floor Plan



aksresidential.com

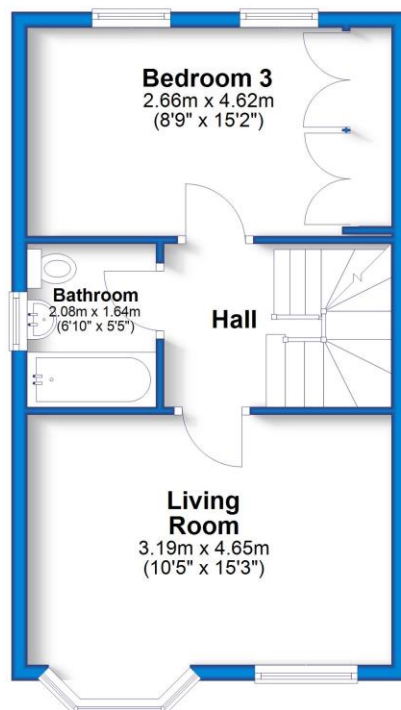
Ground Floor

Approx. 37.0 sq. metres (398.1 sq. feet)



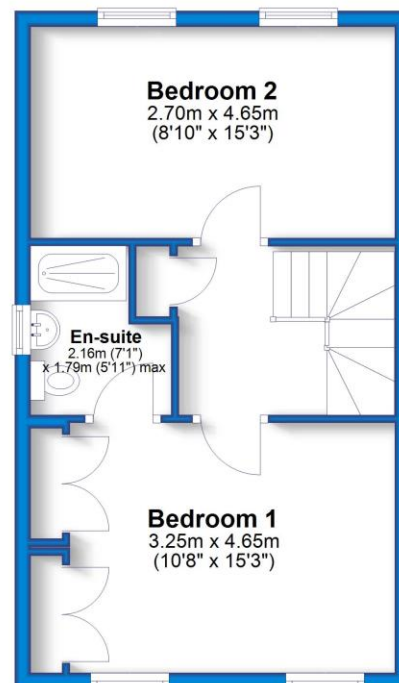
First Floor

Approx. 37.9 sq. metres (408.2 sq. feet)



Second Floor

Approx. 38.6 sq. metres (415.5 sq. feet)



Total area: approx. 113.5 sq. metres (1221.9 sq. feet)

Energy Performance Certificate

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 76 | 79 |
| (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 END OF TERRACE
- MODERNISED KITCHEN AND BATHROOMS
- 3 DOUBLE BEDROOMS
- SINGLE GARAGE AND DRIVEWAY WITH EV CHARGER
- CUL-DE-SAC LOCATION
- CLOSE TO ALL 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 Etwell.



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.

