

Windrush Road, **Hilton**

aksresidential.com

£260,000



This property at a glance:



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Watch the video

Windrush Road, Hilton



Sam says:

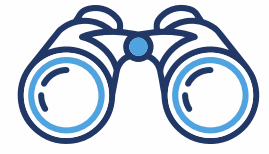
"Windrush Road is a lovely place to live, it has a great community feel".

"The lounge is a great size and has a bay window flooding the room with natural light. There is a separate dining room but flows nicely off the lounge. The hallway is a great space with room for coats and shoes and has the benefit of a downstairs WC. Upstairs there are three good sized bedrooms, bedroom one has an en-suite and fitted wardrobes. There is also a family bathroom, the back garden is a great size with an area of grass and a patio area with space for outdoor dining. There is a personal door into the single garage which is really handy and practical. There is driveway parking for two cars and a single garage. This makes a lovely family home!"



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Did you spot...

This property has a garage as well as driveway parking for two cars.



A message from the seller:

"Welcome to 1 Windrush Road, Hilton. I have absolutely enjoyed living in this peaceful property, and so did my tenants. The neighbours Phil, Dimitri and Ashley have all been super lovely. Living in Hilton was nice with its family-friendly atmosphere, and convenient due to its close proximity to Burton and Derby, along with good connections to both train lines and A50 dual carriageway. Hilton also would cater for most of our needs with its family park, local shops and pubs, and supermarkets including Tesco and Aldi. I will miss going on the walks around the village, having bbqs in the garden (especially if Dimitri is also around) and the homely feeling of both the village and the house."





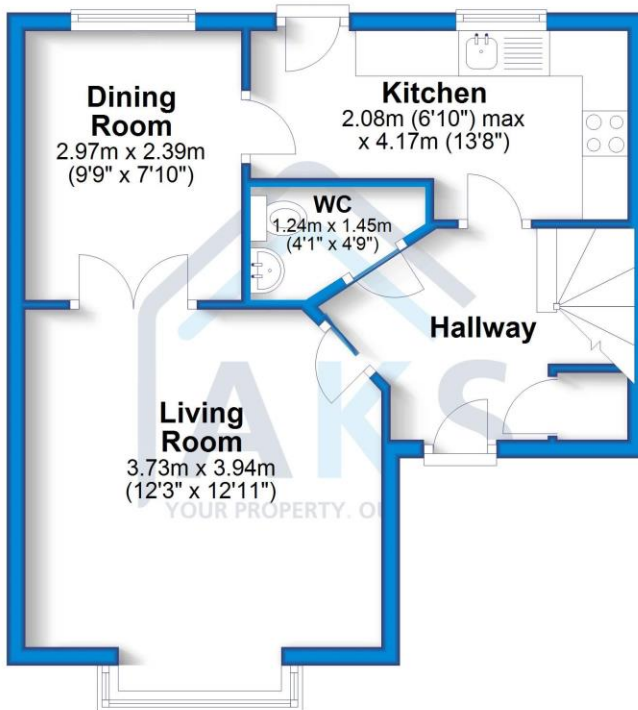
Floor Plan



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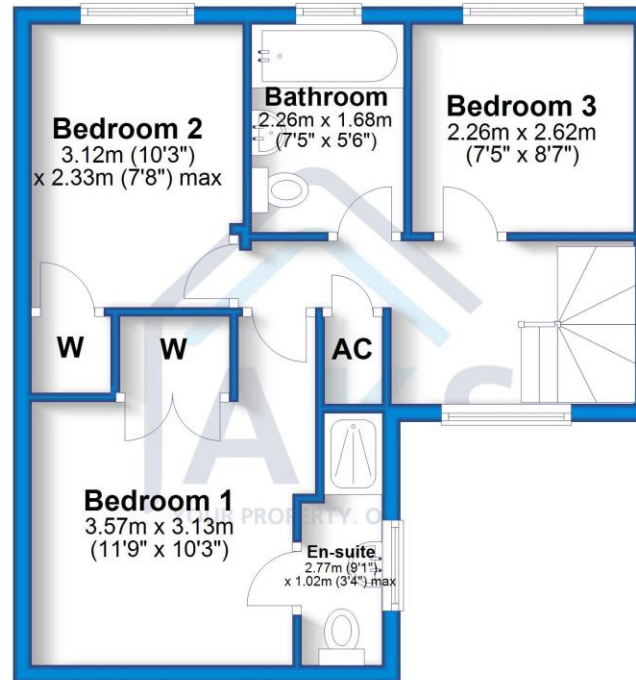
Ground Floor

Approx. 39.4 sq. metres (423.9 sq. feet)



First Floor

Approx. 39.6 sq. metres (426.0 sq. feet)



Total area: approx. 79.0 sq. metres (849.9 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Key Features:

- CLOSE TO THE LOCAL PARK
- WEST FACING GARDEN
- DRIVEWAY AND GARAGE
- EPC RATING C
- GREAT LOCATION
- EN-SUITE TO BEDROOM ONE



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
Sam call
01332 30 30 30

