

Kyle Road, Hilton

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Offers in excess of
£300,000



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This property at a glance:



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Kyle Road, Hilton



Jodie says:

"As you step inside this beautifully presented linked-detached home, you feel instantly welcome. The hallway, is spacious and inviting, leading to the front living room which is bright and generously sized, perfect for cosy evenings or gatherings, with sunlight pouring in through the large front window. To the rear, my favourite room and the heart of the home is the modern kitchen diner. It's both stylish and practical, complete with integrated appliances and lovely views out to the garden. It's a space that invites conversation, cooking, and connection, whether you're enjoying a quiet morning coffee or hosting friends for dinner. With a handy downstairs WC, there's no need for your guests to go upstairs!



Upstairs, there's three spacious bedrooms, each thoughtfully laid out. The main bedroom is a peaceful space with a large built-in wardrobe, great for storage. The two single bedrooms, tucked away at the back of the house, are ideal for children, guests, or even a home office. The newly fitted bathroom is sleek and neutral, the perfect calming space to relax and unwind.

Outside, the garden is a true extension of the living space, you step out onto the patio area, a great space for garden furniture, followed by a lawned area that's perfect for play, planting, or simply unwinding in the fresh air. There's also convenient side access into the garage where there's space for more appliances, making life just that little bit easier.

This is a home that's been lovingly cared for and thoughtfully designed, a place where comfort meets practicality, and every corner feels ready to be lived in".

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Did you spot...

This lovely family home has a rear facing kitchen-diner



A message from the seller:

"Selling our home is truly bittersweet. It's been such a special place for us, our very first home together. We've loved every moment of bringing this house back to life through our renovations and making it our own. Hilton is a wonderful, family friendly village with a real sense of community, and we feel so lucky to have been a part of it. We hope the next owners will love living here and create just as many happy memories as we have."

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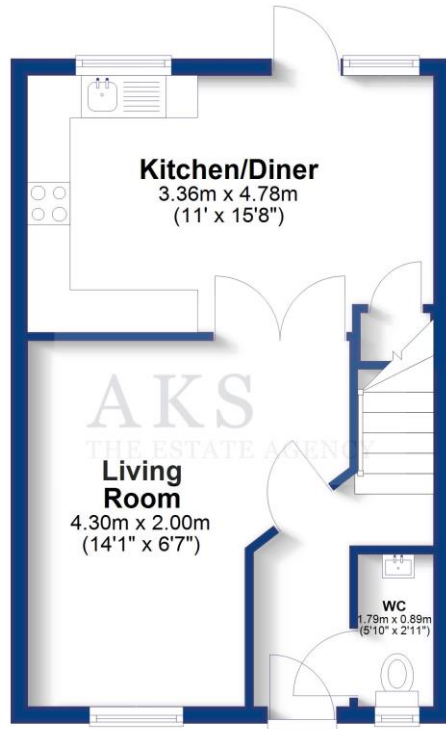


Floor Plan

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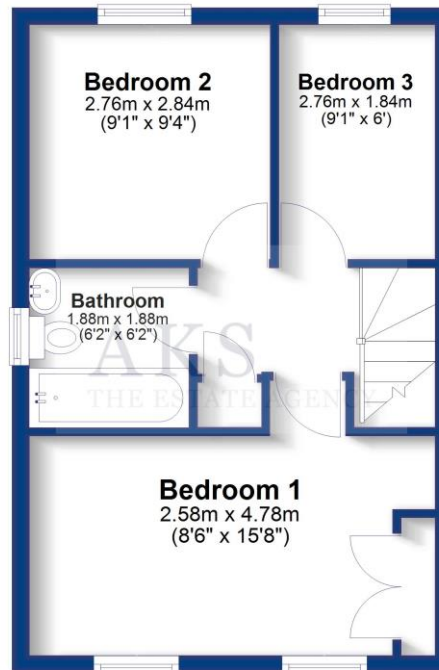
Ground Floor

Approx. 35.4 sq. metres (381.5 sq. feet)



First Floor

Approx. 35.4 sq. metres (381.5 sq. feet)



Total area: approx. 70.9 sq. metres (763.1 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A	67	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

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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 a pharmacy, 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.



300+ 5 star Google Reviews



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

To book a viewing
with **Jodie** call
01332 30 30 30

[Click here](#) to watch
the property video



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