

Astley Gardens, Hilton

aksresidential.com

£280,000



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This property at a glance:



1



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Watch the video



Astley Gardens, Hilton



Jodie says:

"I love how this home feels tucked away from the busier side of the village, yet everything is so easily accessible. On this peaceful yet modern estate you'll find this charming three-bedroom detached home, which has the perfect blend of contemporary style and homely comfort. With open views across the fields, yet just moments from everyday conveniences as well as great transport links.

For me, the bright and welcoming hallway sets the tone, enhanced by elegant herringbone flooring that flows seamlessly into the downstairs WC and kitchen-diner. The kitchen-diner feels like the heart of the home, sleek, fully integrated, and finished in neutral tones that create a warm, inviting atmosphere. With ample space for a dining table, it's ideal for family mealtimes or entertaining friends. At the rear, the spacious living room offers a generous, cosy retreat. Neutral décor and patio doors opening onto the garden make this space perfect for relaxing evenings or summer gatherings.

The main bedroom is spacious and benefits from its own en-suite, adding a touch of luxury. A second double bedroom provides flexibility for guests or family, whilst the third bedroom, a comfortable single, is perfectly suited as a nursery, home office, or creative space.

The south-west facing garden feels really private, accessed directly from the living room, as well as having side access onto the tandem driveway. The patio starts at the back doors and flows down the side into a further patio space that's tucked away, this is a great space for your outdoor furniture. The garden also has plenty of lawned area as well as beautifully presented boarders.

If your looking for a home you can move straight into, then this would be perfect".

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Did you spot...

This beautiful home overlooks fields to the front



A message from the seller:

"Welcome to our house! Selling this house is very bitter sweet as it is our first house together and we have loved living here for the past 4 years. Now we have a baby and want to grow our family we need something a bit bigger. Everyone on the estate is so friendly and we all look out for each other. We are close to a Tesco express and an Aldi which is always very handy! We are sure you will love it here".

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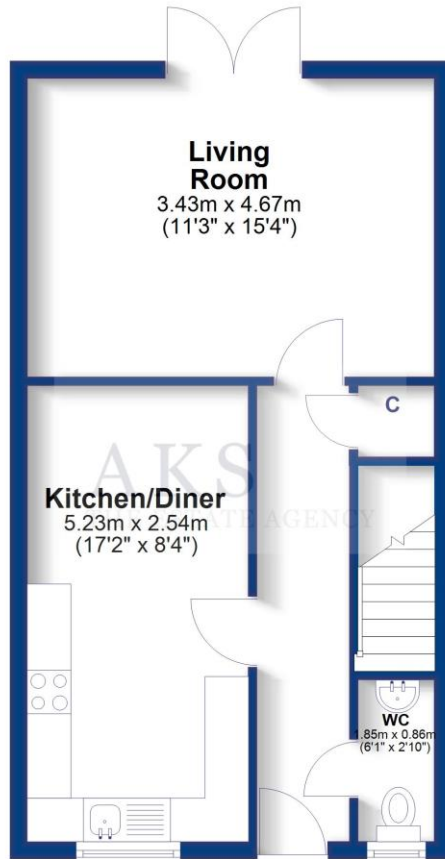


Floor Plan

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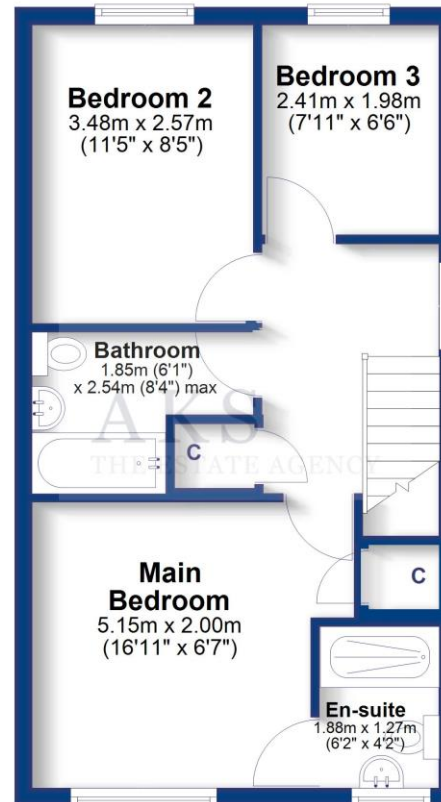
Ground Floor

Approx. 40.9 sq. metres (440.5 sq. feet)



First Floor

Approx. 44.7 sq. metres (480.9 sq. feet)



Total area: approx. 85.6 sq. metres (921.3 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	83	
(69-80) C		
(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	

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300+ 5 star Google Reviews



Key Features:

- BEAUTIFULLY PRESENTED 3 BEDROOM DETACHED HOME
- MODERN KITCHEN-DINER
- SPACIOUS MAIN BEDROOM WITH EN-SUITE
- PRIVATE SOUTH-WEST FACING GARDEN
- TANDUM DRIVEWAY
- EPC RATING B



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.



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



t: 01332 303030 • e: hello@aksresidential.com • Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

Registered office: Abacus House, 68a North Street, Romford, Essex RM1 1DA Company No. 10255861 • VAT Number: 245 4496 87