

Offers in excess of  
**£270,000**



This property at a glance:



**AKS**  
THE ESTATE AGENCY



# Kyle Road, Hilton



## Jodie says:

“This is a lovely three-bedroom linked detached home that sits in a fantastic spot within Hilton Village, offering both space and charm. The generous plot immediately stands out, with a spacious front lawn and a tandem driveway for up to three cars, giving the property real kerb appeal. What’s more is if you needed additional parking, the kerb has already been dropped enabling you to create an even larger driveway.

Step inside and you’re welcomed by a spacious hallway with access to the downstairs WC. To the front, the living room is bright and inviting, with a large window that fills the space with natural light, perfect for cosy evenings or relaxed gatherings. At the rear, the kitchen diner is a great, opening out through patio doors onto a decking area. It’s a brilliant setup for entertaining, blending indoor comfort with outdoor living.

Upstairs, the main bedroom comes complete with built-in wardrobes and a modern en-suite, while the two additional bedrooms are ideal for children, guests, or a home office. The family bathroom is stylish and well finished, designed with everyday convenience in mind.

Outside, the garden has been thoughtfully landscaped with decking and an artificial lawn, creating a low-maintenance space that’s ready to enjoy all year round, with side access onto the driveway where you can access the garage. This would make the perfect home for a small family”.

# Kyle Road, Hilton



## Did you spot...

This beautiful home has driveway parking for 3 cars as well as a single garage



### A message from the seller:

"I've spent six wonderful years in this home, this home has offered comfort, calm, and has always been my little bit of peace and quiet. The neighbours have been an absolute pleasure, and the area has always felt welcoming and peaceful. It's been the perfect place for both me and my dog, Merlin, full of comfort and good memories. As I look toward a simpler, slower pace of life, it's time to downsize and pass this wonderful home on to its next owner. I'm sure you'll love it here just as much as we have".

**AKS**  
THE ESTATE AGENCY

# Floor Plan

## Ground Floor

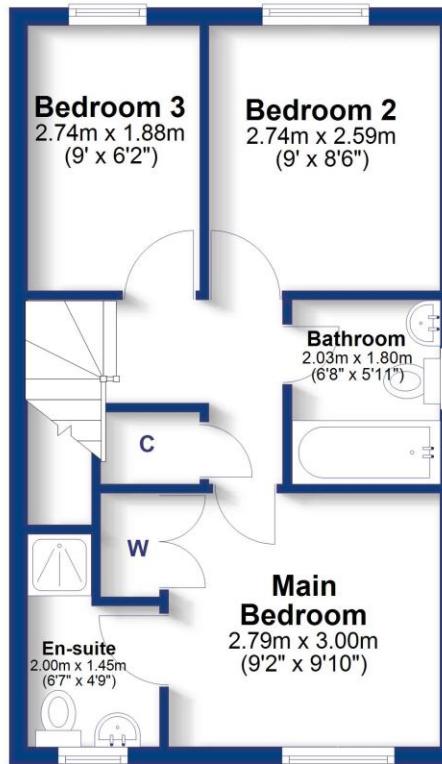
Approx. 47.7 sq. metres (513.1 sq. feet)



Total area: approx. 83.2 sq. metres (895.3 sq. feet)

## First Floor

Approx. 35.5 sq. metres (382.3 sq. feet)



**AKS**  
THE ESTATE AGENCY  
[aksresidential.com](http://aksresidential.com)



## Energy Performance Certificate

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	81
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

# Kyle Road, Hilton

Presented by

**AKS**  
THE ESTATE AGENCY



## Key Features:

- NO ONWARD CHAIN
- THREE BEDROOM LINK-DETACHED HOUSE
- REAR FACING KITCHEN-DINER
- LANDSCAPED GARDEN WITH DECKING AND ARTIFICIAL LAWN
- LARGE PLOT WITH TANDEM PARKING AND A SINGLE GARAGE
- FANTASTIC VILLAGE LOCATION
- EPC RATING 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.



BRITISH  
PROPERTY  
AWARDS  
2025

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN DERBY  
(SUBURBS)



BRITISH  
PROPERTY  
AWARDS  
2023

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN DERBY  
(SUBURBS)



BRITISH  
PROPERTY  
AWARDS  
2022

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN DERBY  
(SUBURBS)



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

