

Offers in excess of
£300,000



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This property at a glance:



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Watch the video



Willowfields, Hilton



Jodie says:

"I absolutely love this three-bedroom detached home, it's brimming with character and full of potential. From the moment you step through the front door, you're welcomed straight into the kitchen-diner. It's a wonderful space for family mealtimes, and while the original kitchen is ready for some modernisation, you can really feel how well loved it has been over the years.

At the back of the kitchen, a spacious hallway opens up with a large storage area under the stairs, a handy WC, and access into the integral garage. For me, this creates a practical and welcoming entrance space.

The living-dining room at the rear has been extended, making it a fantastic area for larger families or for entertaining guests. It also has an inglenook fireplace with log burner, so the room is open and spacious, whilst having a warm and cosy feel. Just beyond, the conservatory looks out over the beautiful gardens, the perfect spot to relax and unwind.

Upstairs, there are three generous bedrooms. The main bedroom has fitted wardrobes along the back wall, yet still offers plenty of space for free-standing furniture. The other two bedrooms are well-sized too, ideal for children's rooms, guest spaces, or even a home office. The family bathroom sits centrally, making it a practical layout for everyday living.

The private south-facing garden space has been lovingly cared for, with a large patio space for seating, a well maintained lawn and planted borders, to the side of the home, there is additional space which would be perfect for storage.

What I love most is how this home balances character with opportunity, it's ready for someone to make it their own while enjoying all the space and charm it already offers".

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Willowfields, Hilton



Did you spot...

This lovely home has a beautiful South facing garden



A message from the seller:

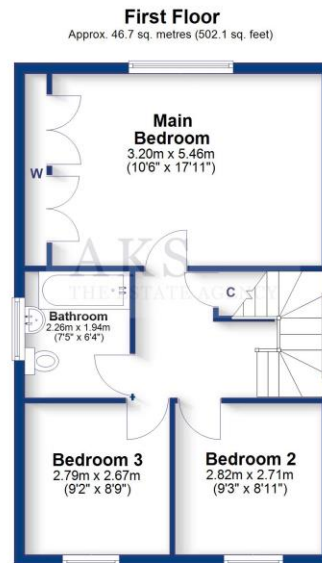
“This is a very well-loved, well cared for family home that’s ready for a new chapter to begin”.

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Floor Plan

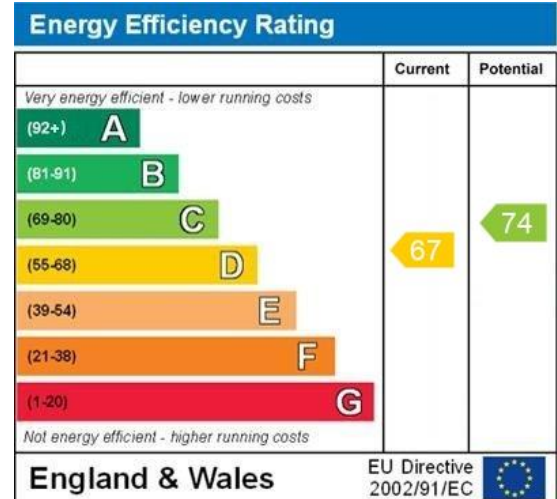
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Total area: approx. 120.8 sq. metres (1300.0 sq. feet)



Energy Performance Certificate



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

Willowfields, Hilton

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Key Features:

- THREE BEDROOM DETACHED HOME, FULL OF POTENTIAL
- EXTENDED LIVING-DINING SPACE AND CONSERVATORY
- SPACIOUS MAIN BEDROOM WITH BUILT IN WARDROBE
- SIDE BY SIDE PARKING WITH INTEGRAL GARAGE
- PRIVATE SOUTH FACING GARDEN
- EPC RATING D



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.



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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