

Arnfield Drive, Hilton

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Offers in excess of
£200,000



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This property at a glance:



Watch the video



Arnfield Drive, Hilton



Jodie says:

““Situated on the ever-popular Hilton Valley Estate, this beautiful two-bedroom terrace home offers well-balanced living space, ideal for first-time buyers or professionals. A standout feature is the side-by-side parking directly in front of the property, something I know is always high on buyers’ wish lists!”

As you head inside, you’re welcomed by a practical hallway with a convenient downstairs WC. The front-facing kitchen is fitted with sleek neutral gloss cabinets, plenty of worktop space, and a clean, contemporary finish, perfect for both everyday cooking and entertaining.

To the rear, the bright and spacious living room forms the heart of the home, with patio doors opening onto the garden, creating a seamless indoor-outdoor feel. This is a space I can easily picture people really enjoying, whether it’s relaxing in the evening or hosting friends and family. A useful storage cupboard adds to the home’s practicality.

Upstairs, there are two generous double bedrooms, both with built-in storage, along with a stylish, modern family bathroom. I particularly like how well-proportioned both bedrooms are, which isn’t always the case in similar homes.

The rear garden offers a private and versatile outdoor space, with a patio area, lawn, and room for a shed, ideal for relaxing, entertaining, or future landscaping. It’s very much a blank canvas, which I think will appeal to buyers looking to put their own stamp on things. Side access leads conveniently to the driveway.

Hilton Valley is a sought-after part of the village, surrounded by green open spaces, including a local park and woodland walks, perfect for weekend strolls, dog walking, or simply enjoying the outdoors. It’s easy to see why homes here are so popular!”

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Did you spot...

This great family home is available with no onward chain



A message from the seller:

"Welcome to my home! Buying this house as a first-time buyer 9 years ago was a huge milestone, and it's been a place full of happy memories ever since. Living here with my dog has been lovely, with plenty of great walking routes nearby and a real sense of community among fellow dog owners in the village.

It's an ideal first home, with excellent local amenities including a new primary school just down the road, and fantastic transport links, making it easy to reach Derby and Burton via the A38, as well as Uttoxeter and Nottingham via the A50. It's a home that offers both convenience and a warm, welcoming neighbourhood feel."

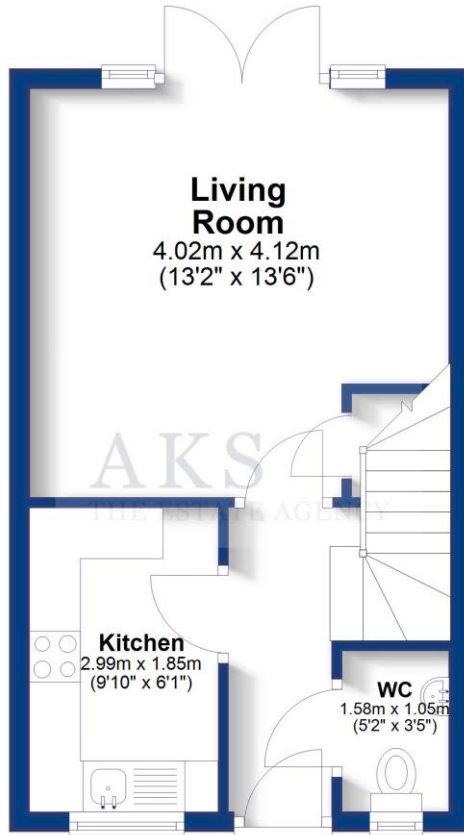
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Floor Plan

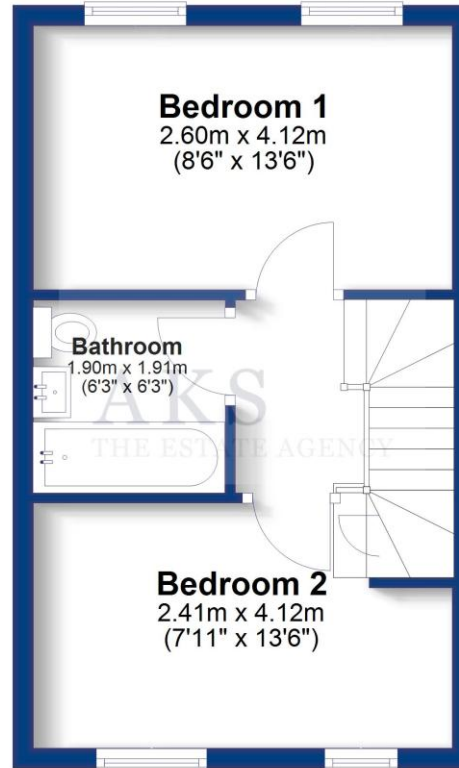
Ground Floor

Approx. 29.3 sq. metres (315.7 sq. feet)



First Floor

Approx. 29.4 sq. metres (316.0 sq. feet)



Total area: approx. 58.7 sq. metres (631.7 sq. feet)



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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★★★★★
300+ 5 star Google Reviews



Key Features:

- NO UPWARD CHAIN
- TWO BEDROOM TERRACED HOUSE
- SIDE BY SIDE DRIVEWAY PARKING
- EPC RATING B
- NHBC WARRANTY REMAINING
- CLOSE TO VILLAGE AMENITIES AND BEAUTIFUL WALKS



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 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.



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

