

Thames Way, Hilton

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Offers in excess of
£250,000



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This property at a glance:



1



3



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TORC6

Thames Way, Hilton



Mikaela says:

“If location is high on your wishlist, this three-bedroom end-of-terrace home on Thames Way in Hilton could be just what you’ve been looking for. It’s tucked away in a really handy spot, just moments from a cut-through leading to the playing field, village hall and park, making it ideal for families, dog walkers or anyone who enjoys having some green space close by. Hilton’s local amenities and schools are also within easy reach.

The property has driveway parking for one car to the front, and being an end-terrace gives you that little bit of extra space and privacy.

Inside, I really like how the kitchen has been given a fresh, modern feel with its sage green shaker style cupboards. There’s plenty of workspace and room for appliances, with a lovely outlook over the front of the property.

But it’s the living space at the rear that really makes this home stand out. The former garage has been opened up to create a fantastic, versatile extension of the main living room. It currently works beautifully as a dining area, but there’s so much potential here depending on how you want to use the space – perhaps a snug, playroom, home office or somewhere for the whole family to relax. I particularly like that there are doors leading directly out to the garden from both areas, making the whole space feel connected.

Upstairs, the bedrooms are arranged over two further floors. The first floor has a generous second bedroom, a good-sized single bedroom and a modern, neutral family bathroom.

Head up to the top floor and you’ll find the main bedroom, complete with its own ensuite. I love the Velux window up here, which fills the room with natural light and gives this floor a lovely sense of being your own private retreat.

Outside, the rear garden has been designed with easy maintenance in mind, with a patio seating area, artificial lawn and planted borders. It’s a lovely little space to enjoy without spending all your weekends looking after it.

Overall, I think this is a really well-balanced home – you’ve got a great village location, plenty of versatile living space and accommodation spread over three floors, with some lovely touches throughout. And being just moments from the park and playing field is a real bonus.”

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Thames Way, Hilton



Did you spot...

This fantastic home
has a fully converted
garage



A message from the seller:

"Welcome to our house! -We have been here on Thames Way for nearly 7 lovely years, creating wonderful memories in what we think has been the ideal first home for us. We have really loved having a fantastic park right on our doorstep, lovely neighbours, and everything we need close by. It has been such a lovely place to call home, and we're sure whoever moves in next will enjoy making their own memories here just as much as we have."

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Floor Plan

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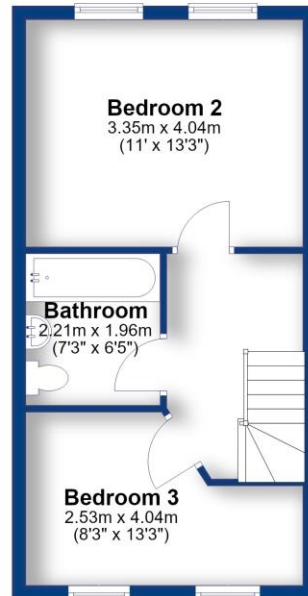
Ground Floor

Approx. 46.5 sq. metres (500.3 sq. feet)



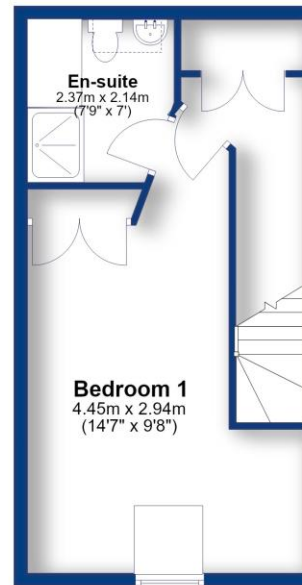
First Floor

Approx. 33.5 sq. metres (360.3 sq. feet)



Second Floor

Approx. 32.6 sq. metres (350.6 sq. feet)



Total area: approx. 112.5 sq. metres (1211.2 sq. feet)



**Energy
Performance
Certificate**

Thames Way, Hilton

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Key Features:

- 3 STOREY 3 BEDROOM END OF TERRACE HOME
- DRIVEWAY PARKING FOR 1 VEHICLE
- TOP FLOOR MAIN BEDROOM WITH EN-SUITE
- FULLY CONVERTED GARAGE CREATING A LIVING THROUGH DINER
- LOW MAINTENANCE GARDEN WITH ARTIFICIAL LAWN
- EPC TBC



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 **Mikaela** call
01332 30 30 30

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



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