

Foss Road, Hilton

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£250,000



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This property at a glance:



1



4



2



1



C



Watch the video



TORCO

Foss Road, Hilton



Jodie says:

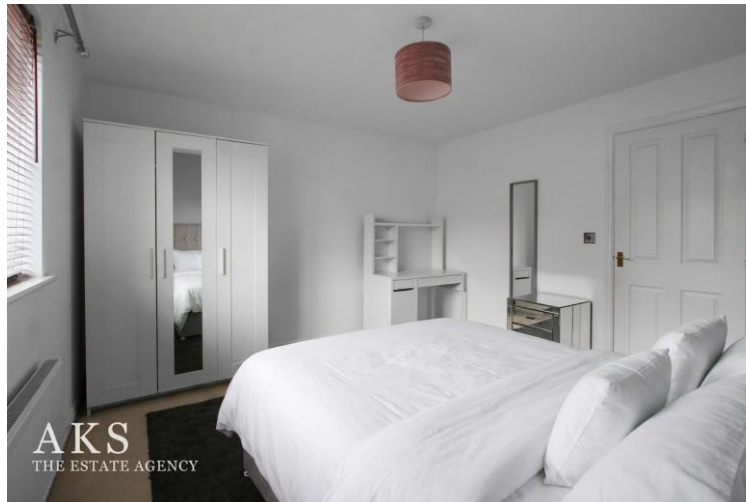
"From the moment you step inside, it's clear this is a home that's been designed with family living in mind. The welcoming entrance hall is bright and spacious, offering plenty of room for coats, shoes and everyday storage.

Positioned at the front of the property, the kitchen is finished in neutral tones, creating a fresh space with plenty of room for all of your appliances. To the rear, the home really comes into its own with a generous lounge-dining room that feels both spacious and inviting. The double doors opening onto the garden allow natural light to flood in and create a seamless connection between indoors and out. I think this is a fantastic space for entertaining friends, family meals or simply relaxing at the end of the day.

The house is thoughtfully arranged over three floors. The first floor offers a well-proportioned double bedroom, a comfortable single bedroom that would work equally well as a nursery or home office, and the family bathroom conveniently serving this level. To the top floor, the main bedroom is a real highlight, with built-in storage and the added luxury of its own en-suite shower room. Also on this floor is another generous double bedroom, making the layout ideal for growing families, guests or those needing flexible living space.

Outside, the rear garden offers a lovely balance of patio and lawn, providing the perfect setting for summer barbecues, children's play or simply enjoying a quiet afternoon outdoors. There's even a shed included! - while rear access leads directly to the driveway and single garage – a practical feature!

Overall, this is a deceptively spacious four-bedroom mid-terrace townhouse that offers versatility, great storage and a layout that works incredibly well for modern family life."



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Foss Road, Hilton



Did you spot...

This great family home
is available with no
upward chain

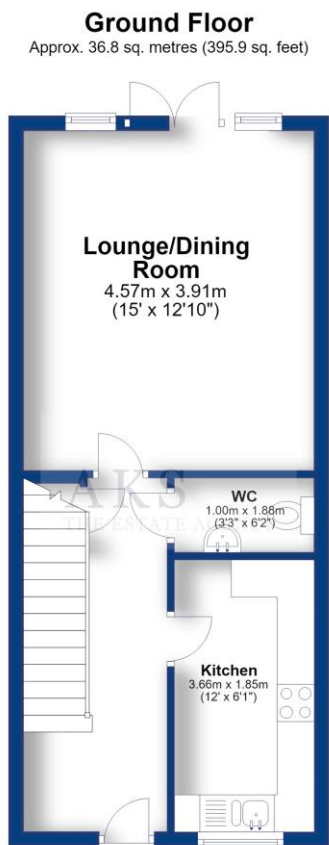


A message from the seller:

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Floor Plan

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Total area: approx. 111.8 sq. metres (1203.3 sq. feet)

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	81
(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:

- NO UPWARD CHAIN
- THREE STOREY 4 BEDROOM TOWN HOUSE
- SPACIOUS LIVING-DINING ROOM WITH PATIO DOORS
- EN-SUITE TO MAIN BEDROOM
- REAR GARAGE AND PARKING SPACE
- EXCELLENT TRANSPORT LINKS
- 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 and 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



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