

Packington Road, Hilton

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£365,000



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This property at a glance:



Watch the video



TORCG

Packington Road, Hilton



Mikaela says:

“This is such a spacious home in a fantastic position, with so many wonderful details to mention! To start with, the house has excellent kerb appeal, with its white rendered exterior, walled garden and side-by-side parking.

Inside, the hallway is bright and welcoming, the perfect space to take off your coats and shoes, with plenty of space to store them too. To the left sits the generous living room, spanning the full width of the house. I love how the three windows in here flood this room with natural light, creating a warm and inviting atmosphere. On the opposite side of the ground floor is the sleek kitchen-diner, with high-gloss units and integrated appliances creating a modern, streamlined look. The understairs cupboard is a great space for extra storage, and the patio doors open directly onto the garden, making this a brilliant space for everyday living and entertaining. A downstairs WC adds further convenience.

The middle floor is home to the main bedroom, complete with built-in wardrobe, Juliet balcony and an en-suite shower room. This level also offers a second spacious bedroom with mirrored fitted wardrobes, a dedicated office, and a modern bathroom with a three-piece suite. The top floor feels particularly special. A sun tunnel brings natural light into the landing, creating a bright and airy feel. Two generous double bedrooms sit on this level, each with Velux windows to one side and additional windows opposite to maximise daylight. A third bathroom completes the floor, a fantastic feature for busy family life. Altogether, this level feels like a perfect self-contained retreat, ideal for relaxing and enjoying some quiet downtime.

The low-maintenance garden complements this home perfectly. With busy lives, gardening can sometimes feel like a chore, but this outdoor space is designed to be enjoyed all year round. An artificial lawn leads seamlessly into a decked seating area, creating an inviting spot to relax or entertain. The current owners have also added an additional gate from the driveway, making it wonderfully convenient when bringing in shopping or unloading the car”.



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Did you spot...

The main bedroom has an en-suite, built in wardrobe and a Juliet balcony



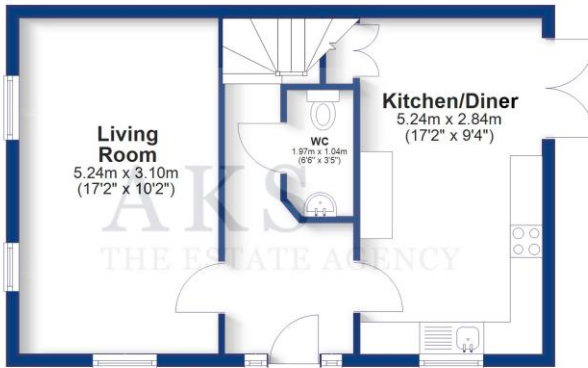
A message from the seller:

"Selling this house is very bittersweet as we have loved living here for the past 3 years and if we could move our house to another location we would. We love the open spaces around the estate. The locals facilities are great for family living and that combined with the lovely neighbours it creates a friendly environment. But now that we have our son, our priorities have changed somewhat and we enjoy visiting family and friends more who live the other side of the city".

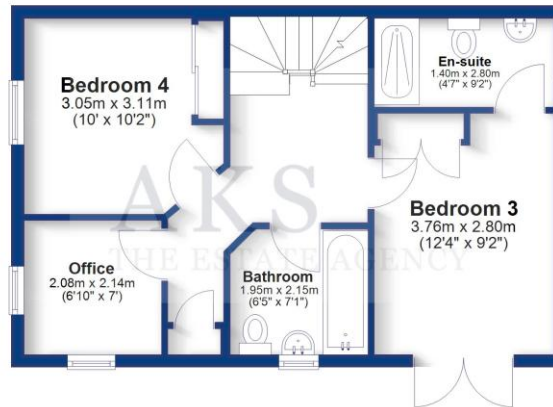
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Floor Plan

Ground Floor
Approx. 42.7 sq. metres (459.3 sq. feet)



First Floor
Approx. 43.2 sq. metres (465.5 sq. feet)



Second Floor
Approx. 42.0 sq. metres (452.2 sq. feet)



Total area: approx. 127.9 sq. metres (1377.1 sq. feet)

Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	85	
(69-80)	C		
(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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Key Features:

- FOUR BEDROOM, THREE STOREY DETACHED HOUSE WITH AN OFFICE
- MODERN KITCHEN-DINER WITH INTERGRATED APPLIANCES
- MAIN BEDROOM WITH EN-SUITE, BUILT IN WARDROBE AND JULIET BALCONY
- THREE BATHROOMS PLUS A DOWNSTAIRS WC
- SIDE BY SIDE PARKING AND A SINGLE GARAGE
- LOW MAINTENANCE GARDEN WITH ARTIFICIAL LAWN AND DECKING
- FANTASTIC LOCATION, CLOSE TO WOODLAND WALK AND VILLAGE AMENETIES
- EPC RATING B



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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