

# Arnfield Drive, Hilton

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**£200,000**



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This property at a glance:



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# Arnfield Drive, Hilton



## Jodie says:

“Situated on the ever-popular Hilton Valley Estate, this two-bedroom end of terrace home offers thoughtfully designed living space throughout. A standout feature is the convenient side-by-side parking directly in front of the property.

Inside, every inch of the home has been practically and carefully planned. The welcoming entrance leads to a convenient downstairs WC. The kitchen is positioned at the front of the home and features neutral gloss cabinets, generous worktop space, and a clean, modern finish.

To the rear, the bright and spacious living room provides a wonderful space to relax or entertain, complete with patio doors opening onto the garden and a handy storage cupboard.

Upstairs, there are two well-proportioned double bedrooms, both benefiting from built-in storage, along with a stylish and modern family bathroom.

The rear garden is a private blank canvas, offering a patio area, lawn, and space for a shed—ideal for creating your perfect outdoor retreat. Side access leads directly to the driveway for added convenience.

Hilton Valley is a lovely part of the village, known for its green spaces including a local park and woodland walk, making it a fantastic setting for families and professionals alike”.

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## Did you spot...

This lovely family home has 2 years NHBC warranty remaining



## A message from the seller:

"Leaving this house is truly bittersweet. After five wonderful years here, I'm returning home to Ireland, and although I'm excited for the next chapter, I'll miss this place enormously. This is an amazing, welcoming village — the kind where people say hello, look out for one another, and make you feel at home straight away. The local facilities are excellent, with everything I've needed close by, along with great pubs and amenities just a short walk away. The location has been incredibly convenient, with easy access to both the A38 and A50, making travel and commuting simple and stress-free. One of the things I'll miss most is the neighbours. They are genuinely lovely, friendly people, and thanks to our neighbourhood group chat, there's a real sense of community here. I hope you'll love this home — and this village — just as much as I have".

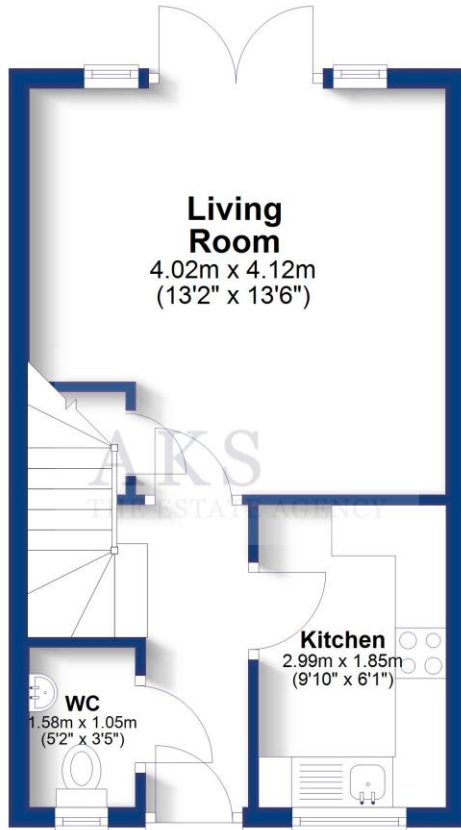
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# Floor Plan

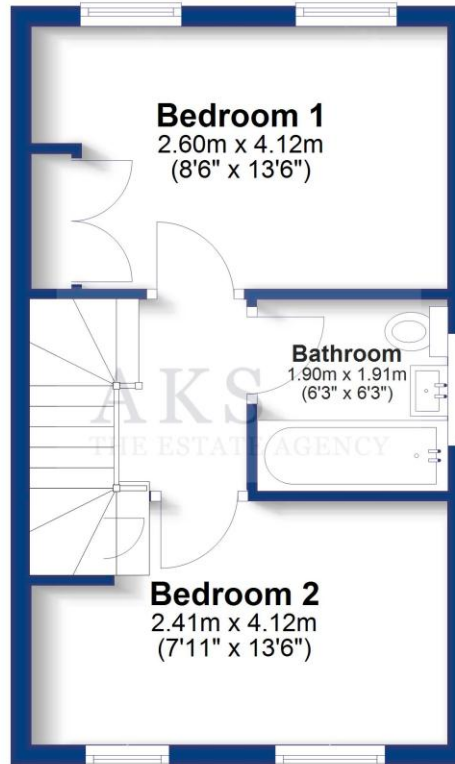
## Ground Floor

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>97</b>
(81-91)	<b>B</b>	<b>83</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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★★★★★  
300+ 5 star Google Reviews



## Key Features:

- TWO BEDROOM END OF TERRACE
- TWO DOUBLE BEDROOMS
- SIDE BY SIDE PARKING
- EPC RATING B
- 2 YEARS NHBC REMAINING
- CLOSE TO LOCAL AMENITIES AND WOODLAND 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 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 **Jodie** call  
**01332 30 30 30**

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

