

# Churchill Drive, Hilton

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Offers in excess of

£425,000



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This property at a glance:



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# Churchill Drive, Hilton



## Jodie says:

This lovely four bedroom detached home is tucked away in a quiet cul-de-sac in the popular village of Hilton and sits on a generous corner plot. It's within easy walking distance of local shops and amenities, including a beautiful bakery that's hard not to fall in love with.

One of the things I really love about this house is the space and flow downstairs. The layout just works. There's a large living room with sliding doors that open straight out onto the garden, a separate dining room, and a spacious kitchen with a handy utility room off from there. You'll also find a downstairs WC and internal access into the double garage. All the downstairs rooms link together in a circular layout, which makes the house feel really connected and easy to live in.

Upstairs, there are three good-sized double bedrooms and a generous single, all bright, neutral and ready to put your own stamp on. The main bedroom benefits from its own en-suite, while the remaining rooms are served by the family bathroom.

Outside, the garden is surprisingly large — a wide, open space with a big patio area and a lovely lawn, perfect for relaxing, entertaining or family time. There's also plenty of parking alongside the double garage, which is a real bonus.

Overall, this is a fantastic family home in a great location, offering space, practicality and a really nice feel throughout."

# Churchill Drive, Hilton



## Did you spot...

This lovely family home is available with no upward chain

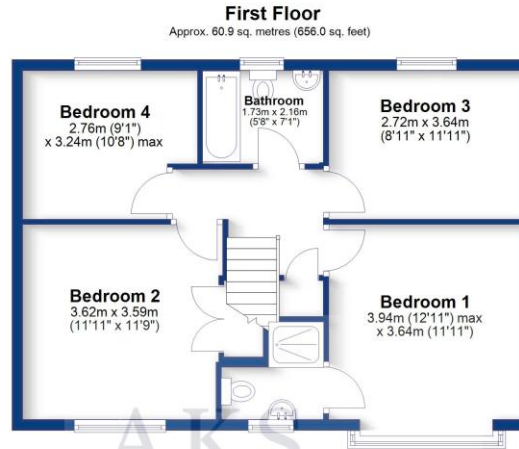
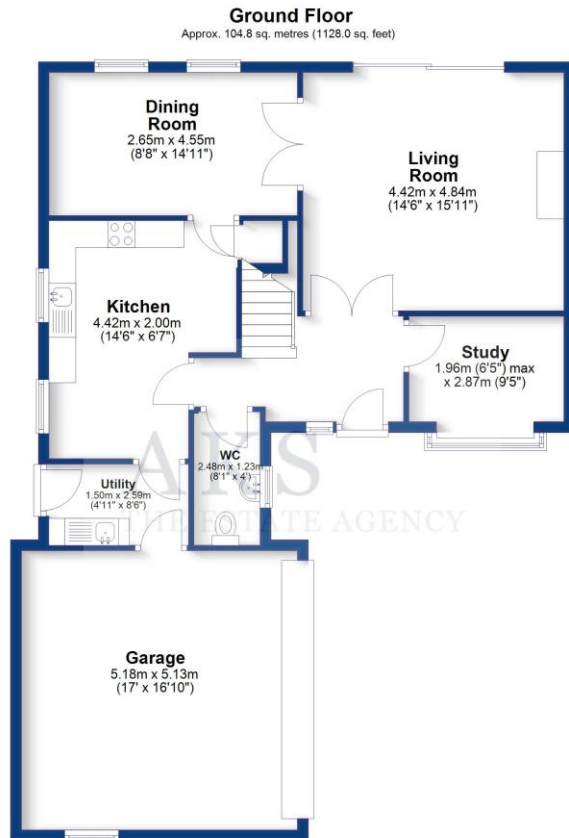


## A message from the seller:

"We originally bought the house brand-new in 1995, when our daughter was a toddler, as the perfect large family home to grow in to. It was at the end of a cul-de-sac in a quiet village with great schools. We loved the classic style of the house and the quality of construction. Externally, the size of the plot, which is approximately one eighth of an acre, really appealed to us for its future growth and value potential. Despite already having a double garage, there was enough space to build a second double garage, or extend and build additional bedrooms/reception rooms or a home gym. Alternatively, there is enough parking area for 5 cars to be parked (without having to park in tandem). The rear garden was bigger than any available properties in the neighborhood at the time, and had plenty of space for children to play safely in addition to a large patio. It has plenty of space for pets, a garden shed, greenhouse and flower beds, or the house could also be extended at the rear (as the house opposite has done) for even more living space. These fundamentals of location and plot size (which obviously can't be changed) were important factors in our choice of this house.

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# Floor Plan



Total area: approx. 165.7 sq. metres (1784.1 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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★★★★★  
300+ 5 star Google Reviews



## Key Features:

- EPC RATING D
- IMPRESSIVE CORNER PLOT 4 BEDROOM DETACHED HOME
- DOUBLE GARAGE ACCESSIBLE FROM THE HOUSE
- PARKING FOR AT LEAST 4 VEHICLES
- POPULAR VILLAGE LOCATION CLOSE TO AMENITIES
- EN-SUITE TO BEDROOM 1



## 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

