

Carsington Road, Hilton

aksresidential.com

£270,000



AKS
THE ESTATE AGENCY

This property at a glance:



Watch the video



Carsington Road, Hilton



Mikaela says:

As you arrive at this great three-bedroom semi-detached home on the ever-popular Hilton Valley Estate, one of the first things you'll notice is the off-road parking for two cars, ideal for busy households or visiting family and friends. The location is a real highlight too; you can easily walk to local amenities, enjoy nearby parks and woodland walks, and with the school right next door, the morning run couldn't be more convenient for families.

As you step inside, you're welcomed into a bright, open-plan ground floor that feels really sociable. The living room has a lovely bay window, which not only fills the space with natural light but also gives you that extra bit of floor space. This flows nicely into the dining space, where patio doors lead straight out to the garden—great for summer BBQs, letting the kids run in and out, or simply extending your living space in warmer months. The kitchen is modern, well-equipped, and positioned so you're always connected to the rest of the home.

One thing you'll really appreciate is how much space this house offers compared to what you might expect from the outside. It stretches back further than most. At the rear, there's a really handy utility room, which is perfect for keeping laundry and household tasks separate from the main living areas, plus a guest WC, always useful!

Upstairs, you'll find three good-sized bedrooms, giving everyone their own space to relax, work, or play. The main bedroom is a real standout, with a floor-to-ceiling window that makes the room feel bright and spacious, along with its own en-suite; ideal for a bit of privacy away from the rest of the household. The family bathroom is clean, neutral, and ready to move straight into, so there's nothing you need to do.

Outside, the garden is a real bonus. It's much larger than you might expect and offers loads of flexibility, whether you're thinking of creating a safe play area for children, adding a patio or decking for entertaining, setting up a fire pit, or even growing your own vegetables, there's plenty of space to make it work for your lifestyle. Overall, this is a brilliant, well-rounded home in a really popular spot, especially suited to family living and one that's definitely worth coming to see in person!"

AKS
THE ESTATE AGENCY

aksresidential.com



Carsington Road, Hilton



Did you spot...

This lovely home has
off road parking for 2
cars



A message from the seller:

We've truly loved living in this home, especially the wonderful sense of space and light it offers. The large back garden has been a real highlight for us, providing the perfect setting for entertaining family and friends. Inside, the natural light pouring in through the floor-to-ceiling bedroom windows and the beautiful bay window at the front creates a bright, welcoming atmosphere throughout. We've also really appreciated the quiet, peaceful neighbourhood, along with the surrounding woodland and wildlife. We are only moving to be closer to our place of work, and will be very sad to leave a home that has meant so much to us."

AKS
THE ESTATE AGENCY

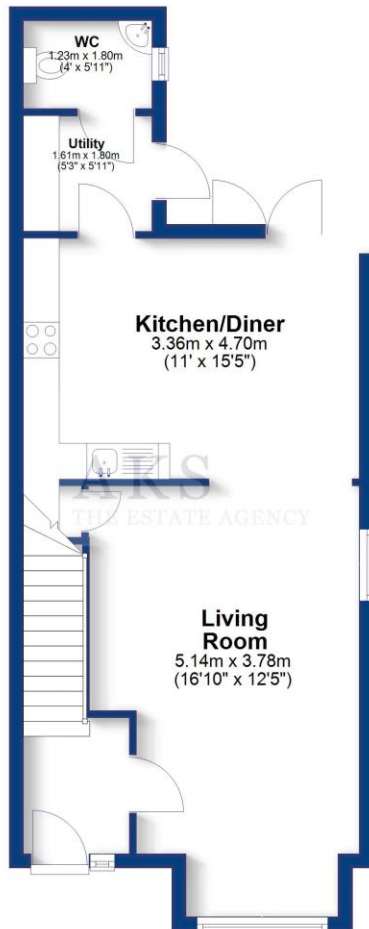


Floor Plan

AKS
THE ESTATE AGENCY
aksresidential.com

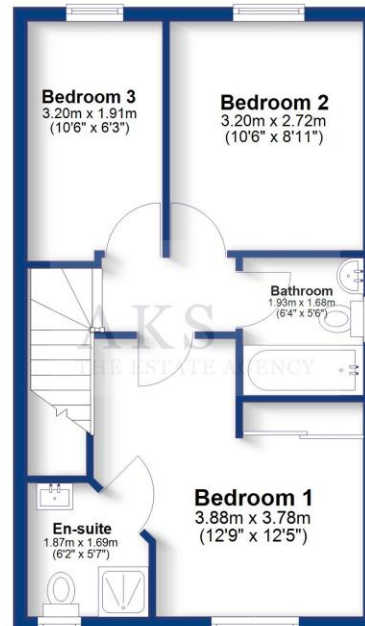
Ground Floor

Approx. 47.7 sq. metres (513.2 sq. feet)



First Floor

Approx. 39.1 sq. metres (421.1 sq. feet)



Total area: approx. 86.8 sq. metres (934.3 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	83	
(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	

Carsington Road, Hilton

Presented by

AKS

THE ESTATE AGENCY



300+ 5 star Google Reviews



Key Features:

- EPC RATING B
- MUCH LARGER THAN AVERAGE GARDEN
- 3 BEDROOM SEMI DETACHED HOME
- TANDEM PARKING FOR 2 CARS
- GREAT VILLAGE LOCATION CLOSE TO AMENITIES, PARKS AND SCHOOLS
- OPEN PLAN LIVING/DINING



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 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 **Mikaela** call **01332 30 30 30**

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

