

Sutton Lane, Hilton

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Offers in excess of
£350,000



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This property at a glance:



Watch the video



Sutton Lane, Hilton



Sam says:

“This is a deceivingly large bungalow in a lovely quiet part of the village. You get the best of both worlds with this location, you’re in the countryside with lovely rural walks nearby but also close to amenities. It is set down a private driveway with only a few other properties.

Internally, the bungalow does require modernisation however it has been well looked after and has so much potential. All the rooms throughout are great sizes! The garden really is something special, it is a fantastic plot with plenty of greenery. It has space for a greenhouse and further storage sheds without impeding on the beautiful garden space. It benefits from a single garage, brick store and an outside WC which is perfect when entertaining in the summer or those long days of gardening! This is going to make the most wonderful home!”

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Did you spot...

This spacious bungalow is available with no upward chain



A message from the seller:

"This much-loved bungalow has been the heart of many happy years for the family's parents, who especially cherished the beautiful garden that surrounds the home. Set on a fantastic plot with wonderful neighbours and just a short walk from the local shops, it offers a truly special spot that has been enjoyed for many years and is ready to be loved by its next owners".

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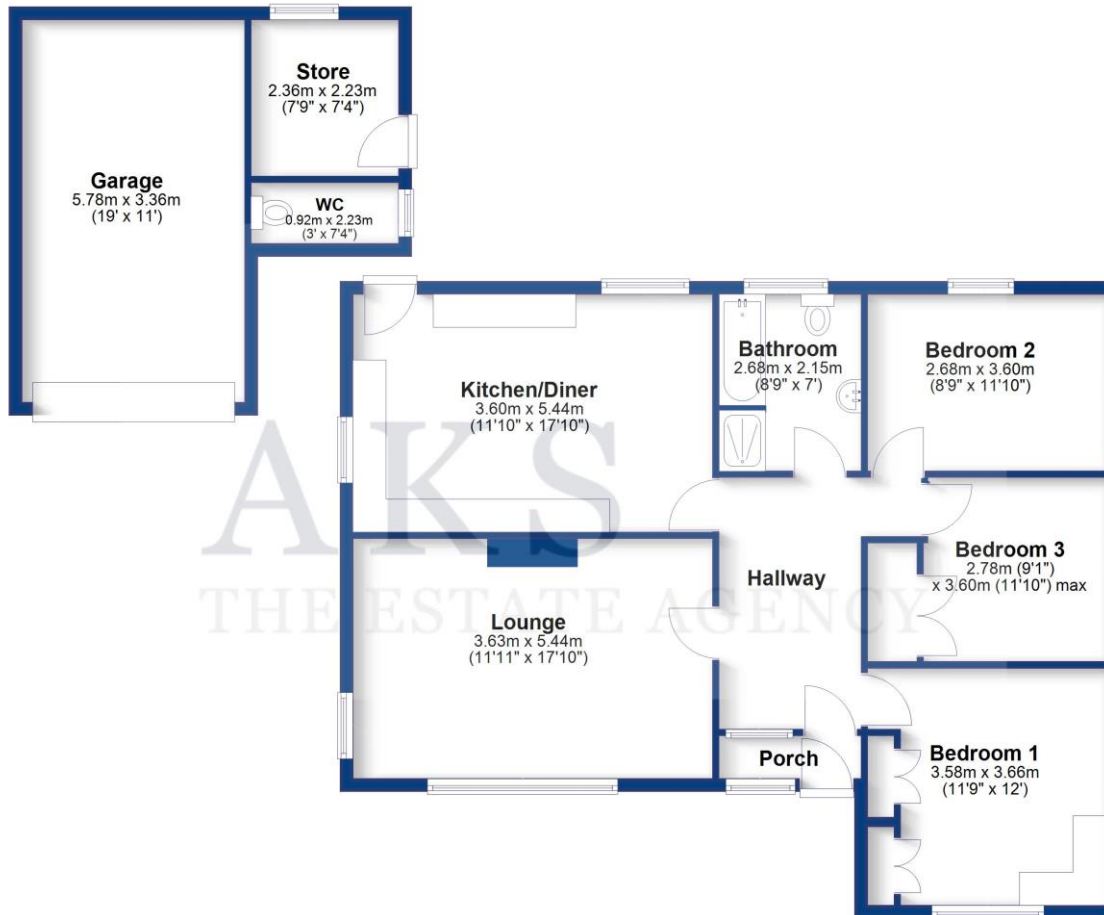


Floor Plan

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Ground Floor

Approx. 117.8 sq. metres (1268.1 sq. feet)



Total area: approx. 117.8 sq. metres (1268.1 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		83
(81-91) B		
(69-80) C		
(55-68) D	58	
(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:

- THREE BEDROOM DETACHED BUNGALOW
- NO ONWARD CHAIN
- FULL OF POTENTIAL
- GREAT LOCATION, CLOSE TO VILLAGE AMENITIES AND COUNTRYSIDE WALKS
- SET ON A LARGE PLOT WITH FRONT AND REAR GARDENS
- EPC RATING D



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 and M1 all just a short 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.



300+ 5 star Google Reviews



Don't miss out on the chance to own this incredible property!

To book a viewing with **Sam** call
01332 30 30 30

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



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