

Packington Road, Hilton

aksresidential.com

£300,000



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This property at a glance:



Packington Road, Hilton



Mikaela says:

“Tucked away on the ever-popular Hilton Valley estate, this beautifully presented three-bedroom detached home offers the perfect blend of modern living and thoughtful design. At just four years old, it still has that wonderful “nearly new” feel, something I personally think really sets it apart, you get all the benefits of a modern build without any of the waiting or snagging.

From the moment you step inside, the layout is something that really stands out to me because it just works so well for everyday life. The living room sits to the right and it’s a space I particularly like, it feels both cosy and open at the same time. The patio doors draw in plenty of natural light and create a lovely connection to the garden, which makes a big difference, especially in the warmer months.

The kitchen-diner is one of the real highlights of the home. It’s sleek, modern, and bright, but also incredibly practical. There’s appliances tucked away and a practical breakfast bar. It’s easy to imagine everything from busy weekday mornings through to relaxed weekend entertaining happening here. The fact that both main rooms run front to back gives the whole ground floor a great sense of balance and flow. Tucked neatly off the kitchen is a really handy utility room with access out to the garden, along with a WC. It’s one of those features that might not seem like a headline point, but in day-to-day living it works incredibly well, especially for families or when you’re hosting.

Upstairs, the proportions continue to impress. All three bedrooms feel well-sized, the main bedroom even has a modern en-suite shower room, creating a comfortable and private space, while the second and third bedrooms are both genuinely spacious, ideal for children, guests, or even a home office. The family bathroom is also finished in a clean, modern style that ties in nicely with the rest of the house. Outside, the garden has been thoughtfully landscaped, and I really like how low-maintenance it is. The patio area is perfect for outdoor dining, while the artificial lawn keeps everything looking neat and tidy all year round ideal if you want a space that’s ready to enjoy without constant upkeep.

A standout feature for me is the garage conversion. Splitting it to create a dedicated office space is a smart and practical touch, particularly with more people working from home, it even has electrics and under floor heating in there! The fact that it still retains storage space at the front makes it even more useful. The driveway also has the addition of an EV charger.

Overall, this is a home that’s modern, well laid out, and genuinely easy to live in. It’s the combination of the thoughtful layout, the light-filled spaces, and the ready-to-enjoy finish that really makes it a fantastic home.”

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Did you spot...

This lovely family home has a partially converted garage



A message from the seller:

Having lived in the property since it was newly built four years ago we've really come to appreciate everything it has to offer. The house is wonderfully bright throughout, with plenty of windows that fill the space with natural light and create a warm, welcoming feel.

The garden is a real highlight – not overlooked, offering a good level of privacy, and designed to be low maintenance so it can be enjoyed without the upkeep. The property itself has been well cared for and provides a great amount of space, making it ideal for both relaxing and entertaining.

The location is equally appealing with easy access to local pubs, scenic walks, and a number of beautiful nearby villages, perfect for weekends and evenings out. We've also been fortunate to have great neighbours next door and over the road that really adds to the overall appeal of the home."

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Floor Plan

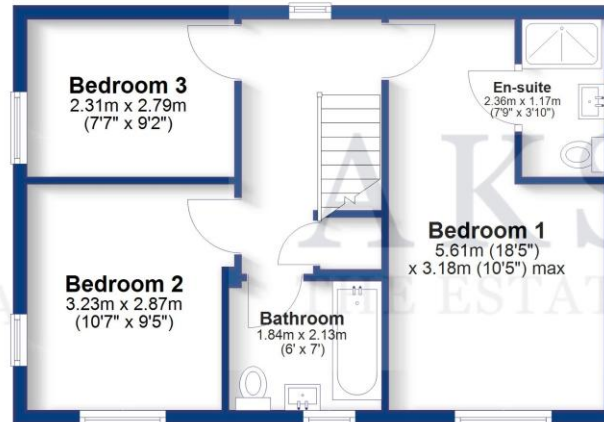
Ground Floor

Approx. 45.3 sq. metres (487.3 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.6 sq. feet)
(excluding Bathroom)



Total area: approx. 86.9 sq. metres (934.8 sq. feet)



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Key Features:

- BEAUTIFULLY PRESENTED THREE BEDROOM, DETACHED HOUSE
- OPEN PLAN KITCHEN-DINER
- MAIN BEDROOM WITH EN-SUITE
- DRIVEWAY PARKING WITH SINGLE GARAGE AND EV CHARGER
- VILLAGE LOCATION WITH WOODLAND WALKS AND PARK AREA
- EPC RATING B
- GARAGE PARTIALLY CONVERTED



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 Etwell.



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

