

Willowfields, Hilton

aksresidential.com

£325,000



AKS
THE ESTATE AGENCY

This property at a glance:



1



3



1



2



C



Watch the video



Willowfields, Hilton



Alice says:

“This is one of those homes that really surprises you with just how much space there is once you step inside. Set in Hilton, it’s a generous three-bedroom semi-detached home with spacious rooms, a fantastic garden and plenty of flexibility for family life. The spacious block paved drive with its beautiful planted borders really sets the tone for the rest of the home.

The living room is a great size and overlooks the front of the property, while the open-plan kitchen and dining space is where this home really comes into its own. The kitchen has integrated appliances and flows into a generous dining area, with additional space for a sofa or snug area. Large sliding doors look straight out onto the garden and open everything up beautifully, bringing in plenty of natural light and creating a great connection between the kitchen and outside.

There’s also a downstairs WC, while upstairs you’ll find three generous bedrooms and the family bathroom. The main bedroom overlooks the front, with bedrooms two and three enjoying a lovely outlook over the garden.

Outside, the garden is a real highlight. There’s a large patio with a masonry barbeque which leads to a fantastic insulated summer house with its own decking that even has electrics and lighting – a lovely additional space to enjoy throughout the year. The beautiful established pond and full planted borders are just fantastic.

The property also benefits from off-road parking and a large garage which is insulated and plastered with electrics. There’s even a sink and plumbing for a washing machine.

Overall, this is a deceptively spacious home with a brilliant open-plan kitchen and dining space, three good-sized bedrooms and a garden that offers so much – all in the popular village of Hilton.”

AKS
THE ESTATE AGENCY
aksresidential.com

Willowfields, Hilton



Did you spot...

This fantastic family home has an insulated summer house with electrics



A message from the seller:

"We have lived here for nearly 20 years, and it is going to be incredibly hard to say goodbye to a home that has grown and changed alongside our family. When our children were young, the large kitchen diner became the heart of family life, while the living room was transformed into a playroom. As they have grown into teenagers, the lodge/garden room has given them their own space to entertain friends and has been the setting for countless sleepovers and happy memories. The generous outdoor space has hosted many a garden party and special family celebration, while the open space at the front of the house provided a safe place for our children to learn to ride their bikes. The large bedrooms have also been a real bonus, providing plenty of space for everything that comes with having teenagers! We have been lucky enough to have a wonderful neighbour who has been like a grandfather to our children, making the house feel even more like a true community. Above all, we have simply loved living here, and we hope the next family will make as many happy memories here as we have."

AKS
THE ESTATE AGENCY

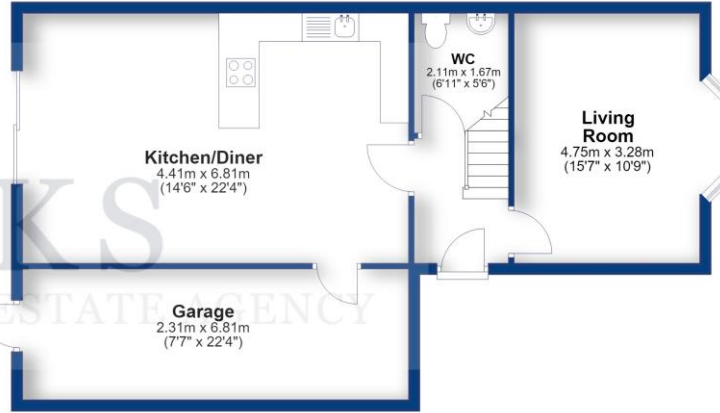


Floor Plan

AKS
THE ESTATE AGENCY
aksresidential.com

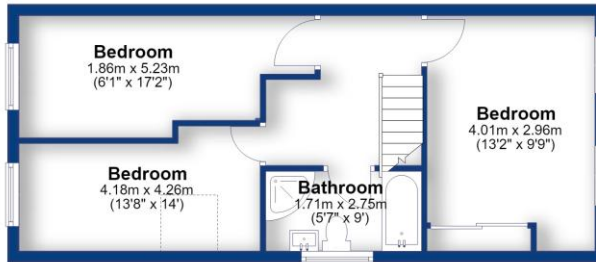
Ground Floor

Approx. 85.5 sq. metres (920.8 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.3 sq. feet)



Total area: approx. 128.1 sq. metres (1379.1 sq. feet)



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Willowfields, Hilton

Presented by

AKS

THE ESTATE AGENCY



350+ 5 star Google Reviews



Key Features:

- 3 BEDROOM SEMI DETACHED HOME
- LARGE GARAGE AND DRIVEWAY PARKING
- PEACEFUL LOCATION TUCKED AWAY FROM THE ROAD
- SPACIOUS FAMILY LIVING AREAS INCLUDING A KITCHEN DINER
- SURPRISINGLY LARGE GARDEN
- SPACIOUS BEDROOMS
- EPC RATING C



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 **Alice** call **01332 30 30 30**

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



t: 01332 303030 • e: hello@aksresidential.com • Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

Registered office: Abacus House, 68a North Street, Romford, Essex RM1 1DA Company No. 10255861 • VAT Number: 245 4496 87