

Wye Close, Hilton

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Offers in excess of

£280,000



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This property at a glance:



Watch the video



Wye Close, Hilton



Jess says:

“What I like about this home is how much space it offers and the flexibility that comes with it, all tucked away in a quiet cul-de-sac setting. With parking for up to three cars, it's a home that's practical before you even step inside. As you walk through the front door, you're welcomed by the entrance hall with stairs to the first floor. From here, you move into the bright and spacious living room, which flows effortlessly into the dining area. It's easy to picture family meals, entertaining friends or simply relaxing together, with each space connecting naturally to the next.

The kitchen is another room that works really well, offering plenty of workspace along with room for a breakfast bar. There's also the added convenience of a utility area and a downstairs WC, making everyday family life that little bit easier.

One of the real highlights for me is the converted garage. It's a fantastic-sized room that gives you so many possibilities, whether you're looking for a home office, a snug, a playroom, a hobby room or even an additional dining space.

It's the sort of room that can easily evolve as your needs change.

Spanning the full width of the house, the conservatory adds yet another versatile living area. Whether you use it as a second sitting room, a dining space or somewhere to simply enjoy views of the garden, it really enhances the flow of the home.

Upstairs, there's three well-proportioned bedrooms. Bedroom 1 stands out with its walk-through wardrobe space, leading into a spacious en-suite shower room, while the remaining bedrooms are served by the family bathroom.

Stepping outside, the rear garden is fully paved, making it wonderfully low maintenance. Its south-east facing position means you can enjoy the sunshine for most of the day.

For me, this home is all about versatility. Every room feels like it has a purpose, yet there's plenty of scope to adapt the space to suit your own lifestyle. Combined with its peaceful location and generous layout, it feels like a home that can grow with you for years to come.”



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Did you spot...

This fantastic family home is situated in a quiet cul de sac



A message from the seller:

"One of the things I've loved most about living here is being in a quiet cul-de-sac, which is quite rare in Hilton and has been brilliant for the kids playing safely outside. The house has also been really low maintenance, which has suited me perfectly. The large conservatory has been a fantastic playroom for the children over the years and has always been a really versatile extra space."

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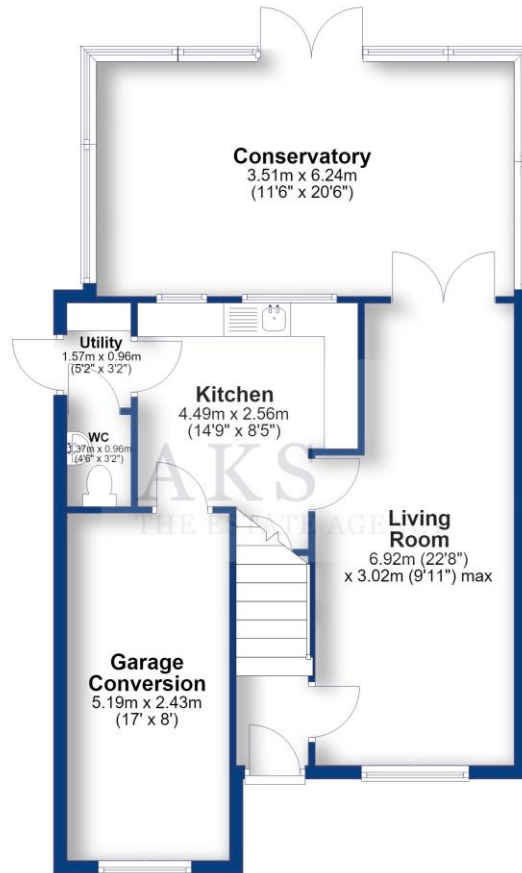


Floor Plan

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Ground Floor

Approx. 72.2 sq. metres (777.0 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.6 sq. feet)



Total area: approx. 113.3 sq. metres (1219.6 sq. feet)



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Wye Close, Hilton

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300+ 5 star Google Reviews



Key Features:

- EPC RATING C
- 3 BEDROOM DETACHED HOME
- QUIET CUL DE SAC LOCATION
- CONVERTED GARAGE INTO VERSATILE ROOM
- SPACIOUS LIVING ROOM THROUGH DINER
- LARGE CONSERVATORY



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 a 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 **Jess** call
01332 30 30 30

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



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