

£99,000



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This property at a glance:



1



2



1



2



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Watch the video



Ladybower Way, Hilton



Jodie says:

This is a fantastic 45% shared ownership opportunity — an ideal way to get onto the property ladder without stretching your budget, while still enjoying a lovely, well proportioned home.

Tucked away in a quiet cul-de-sac, the property benefits from a peaceful setting with open green space and trees directly to the front, perfect for a more private feel and a pleasant outlook. There's also driveway parking for two cars, making day-to-day living that bit more convenient.

Inside, the home offers a modern and good sized kitchen positioned at the front, which enjoys plenty of natural light and a nice open view. There's also a handy downstairs toilet — always a bonus for guests and busy households.

To the rear, there's a spacious living/dining room that's ideal for both relaxing and entertaining. With a window and a door leading out, the space feels bright and connected to the garden. The garden itself is a real highlight — fully slabbed for low maintenance, meaning you can enjoy it without the upkeep, plus there's space for a shed and gated rear access for added practicality.

Upstairs, there are two impressive double bedrooms, both offering plenty of space for furniture and flexibility, along with a neutral family bathroom that's ready to move straight into. Overall, this is a great opportunity to secure a shared ownership home in a desirable location, with woodland walks, local amenities and a park all nearby"



Ladybower Way, Hilton



Did you spot...

This great family home has 2 double bedrooms



A message from the seller:

"We've loved living in this home for the past seven years and will be sad to leave. It's nice and spacious for a two-bedroom, which is why we've happily stayed here for so long. We're only moving due to a new opportunity and would otherwise be very content to stay. The location is perfect for us, with lovely woodland walks nearby (a favourite for our dog), and Hilton itself is a great village with plenty to offer. It's also ideal for us commuting to both Derby and Burton as we work in both."

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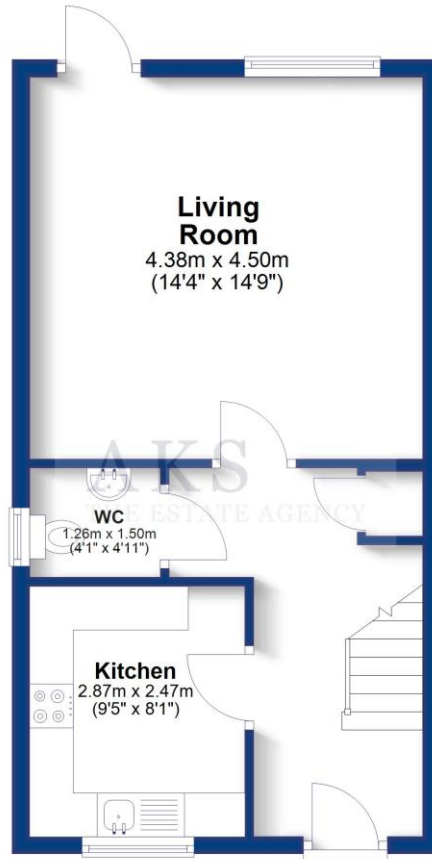


Floor Plan

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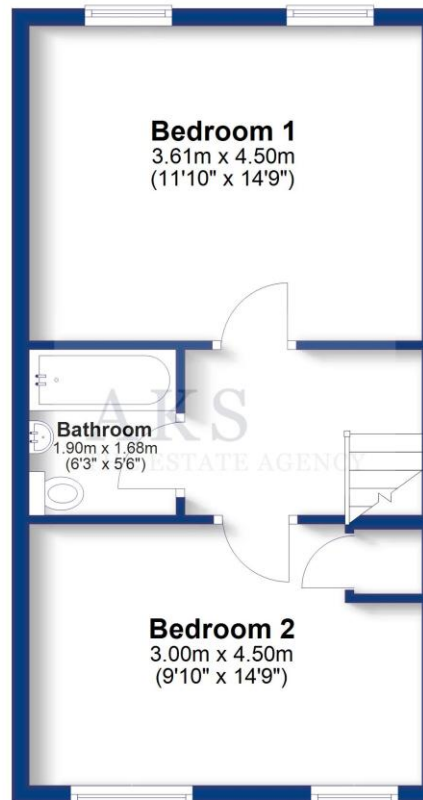
Ground Floor

Approx. 39.2 sq. metres (422.0 sq. feet)



First Floor

Approx. 39.2 sq. metres (421.7 sq. feet)



Total area: approx. 78.4 sq. metres (843.7 sq. feet)



**Energy
Performance
Certificate**

Ladybower Way, Hilton

Presented by

AKS
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300+ 5 star Google Reviews



Key Features:

- 45% SHARED OWNERSHIP
- 2 BEDROOM END OF TERRACE HOME
- LOW MAINTENANCE GARDEN
- EPC RATING B
- DRIVEWAY PARKING FOR 1 VEHICLE
- POPULAR VILLAGE LOCATION



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 **Jodie** call
01332 30 30 30

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

