

Shady Grove, Hilton

aksresidential.com

£250,000



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This property at a glance:



1



3



1



3



E



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Shady Grove, Hilton



Alice says:

“This beautifully presented three-bedroom semi-detached bungalow offers a bright and welcoming interior, generous living space and a versatile layout that can easily be shaped around its next owners.

The lounge is a brilliant size, with plenty of room for comfortable seating while still feeling warm and inviting. Sliding doors bring in lots of natural light and open directly onto the garden, making it a lovely space for both relaxing and entertaining.

The kitchen enjoys a lovely outlook over the garden and offers plenty of countertop space and storage. Its warm, welcoming feel makes it a practical and enjoyable space for everyday cooking.

There are three versatile bedrooms, giving the next owners plenty of flexibility. The main bedroom is particularly bright and spacious, with room for larger furniture, while one of the additional rooms is currently arranged as a dining room. Each space can be adapted to suit different needs, whether used as bedrooms, a home office or an additional reception room.

The modern bathroom is finished in a sleek, contemporary style and features a generous walk-in shower.

Outside, the garden has been designed to be easy to maintain and is mainly paved, with plenty of space for patio furniture. It's a lovely private area for relaxing, dining outside and enjoying time with family and friends.”



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Shady Grove, Hilton



Did you spot...

This fantastic bungalow is walking distance to local amenities



A message from the seller:

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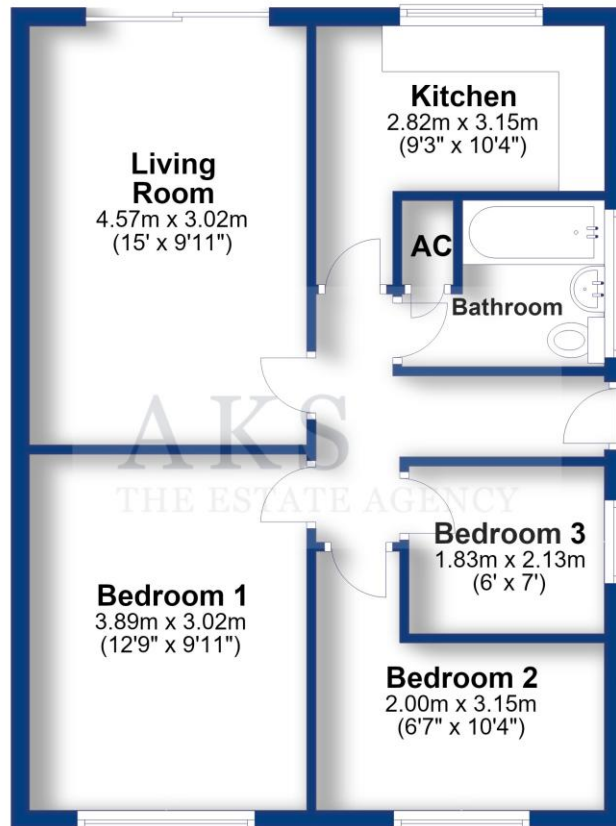


Floor Plan

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Ground Floor

Approx. 53.7 sq. metres (578.1 sq. feet)



Total area: approx. 53.7 sq. metres (578.1 sq. feet)



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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Key Features:

- DRIVEWAY PARKING AND SINGLE GARAGE
- SOUTH FACING SUNTRAP GARDEN
- A SHORT WALK TO VILLAGE AMENITIES
- TWO DOUBLE BEDROOMS AND ONE SINGLE ROOM
- EPC RATING E
- LARGE DRIVEWAY FOR AT LEAST 3 VEHICLES



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 doctor's with one 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.



350+ 5 star Google Reviews



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



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