

Offers in excess of
£230,000



AKS
THE ESTATE AGENCY

This property at a glance:



Watch the video



Foss Road, Hilton



Mikaela says:

"This is one of those homes that just feels good the moment you walk in. The front-to-back living room is bright, fresh and beautifully decorated, really showing off the potential of the space. It's a lovely shape for family life – plenty of room to spread out, and the doors straight out to the garden make it perfect for keeping an eye on little ones or opening everything up in the warmer months."

The kitchen is a real surprise. Thanks to the shape of the house it's much bigger than you'd expect, with a modern finish and loads of space for a proper family dining table – ideal for busy mornings, homework sessions or relaxed dinners together. There's room for under-counter appliances, a tall fridge freezer and even some really handy under-stairs storage. A window to the front keeps it light and airy, and there are also doors out to the garden, which is such a great touch – having access from both the kitchen and living room just makes everyday life that bit easier. There's also a downstairs WC, which is always a win for families and guests alike.

Upstairs, the bedrooms feel fresh, neutral and ready to move straight into. The main bedroom is particularly impressive, with lots of floor space and mirrored sliding wardrobes that make it feel even bigger. There's also an en-suite, which is perfect for busy mornings or a bit of privacy at the end of the day. The second bedroom benefits from an over-stairs cupboard – great extra storage without taking up floor space – and there's a smart family bathroom too.

The cream tiling and bath with central taps add a real touch of luxury.

Outside, the small but perfectly practical low-maintenance garden is fully slabbed, with plenty of space for seating, making it a lovely little retreat for a coffee, a glass of wine or summer evenings outside without the upkeep. To the side, there are two parking spaces with the benefit of an EV charger. The location is spot on – close to village shops and local amenities, making day-to-day life nice and easy. All in all, it's a bright, welcoming home that works brilliantly for family living and is ready to be enjoyed from day one."



Foss Road, Hilton



Did you spot...

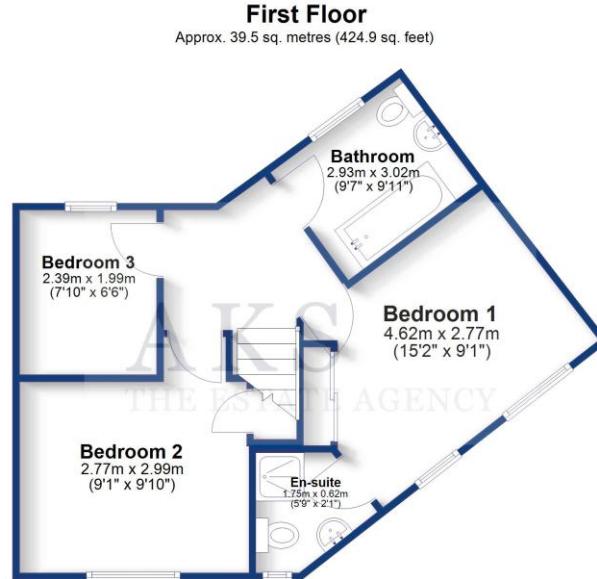
This lovely family home has 2 allocated parking spaces



A message from the seller:

"Having moved to the village 16 years ago I've become very attached to the area and my home, however sadly the time has come to move closer to my family. The village has everything you need, whether it's a hairdresser, vets, dentist, doctors, chip shop, multiple pubs and a post office. I very rarely have to go into town. With the countryside so close, and numerous other lovely villages within walking distance, there's plenty to explore from your doorstep".

AKS
THE ESTATE AGENCY



Total area: approx. 72.7 sq. metres (782.1 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Foss Road, Hilton

Presented by

AKS
THE ESTATE AGENCY



Key Features:

- THREE BEDROOM SEMI-DETACHED HOUSE
- SPACIOUS MAIN BEDROOM WITH MIRRORED WARDROBES AND EN-SUITE
- GREAT LOCATION, CLOSE TO ALL AMENITIES
- EPC RATING TBC
- TWO PARKING SPACES
- BEAUTIFUL COURTYARD GARDEN



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.



300+ 5 star Google Reviews



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



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.

