

Thames Way, Hilton

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Offers in excess of
£270,000



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This property at a glance:



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Watch the video



Thames Way, Hilton



Mikaela says:

“Placed in the heart of Hilton and within easy reach of the village amenities, this spacious and versatile three-storey home could be ideal for a growing family or anyone looking for flexible living space.

There's a driveway for off-road parking, while the converted garage retains useful storage to the front and provides a dining space to the rear that can be accessed from the living room. Inside, the kitchen sits at the front of the home, with a bright and spacious living room opening towards the garden.

The garden is one of our favourite features, offering decking, a play area and a separate stoned area — giving you plenty of options for relaxing, entertaining or letting the children play.

On the first floor, there is a double bedroom, generous single bedroom and the family bathroom with a useful shower over the bath. The top floor is dedicated to the main bedroom, creating a spacious suite complete with an en-suite and skylight that brings in plenty of natural light.

A versatile home with plenty of space, inside and out, all in a convenient Hilton location.”

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Thames Way, Hilton



Did you spot...

This fantastic family home has a partly converted garage



A message from the seller:

"Welcome to 63 Thames Way. We've happily called this our home for 13 years, enjoying the convenience of local shops, great amenities, and the warm community around us. After growing our family and running two businesses from home, we've decided it's time to move on, to a larger property."

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Floor Plan

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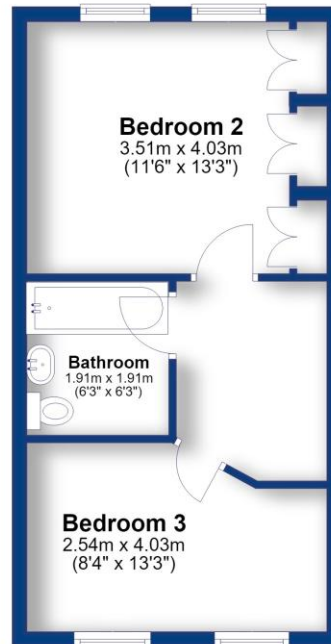
Ground Floor

Approx. 46.0 sq. metres (495.2 sq. feet)



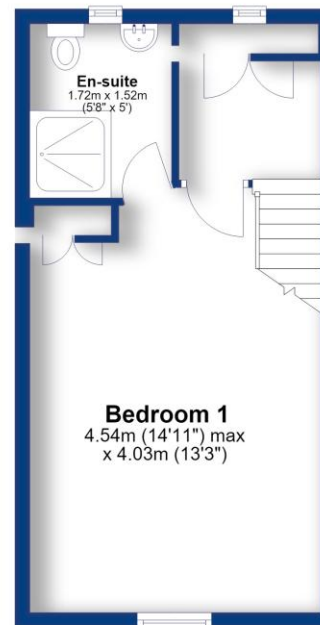
First Floor

Approx. 33.2 sq. metres (357.4 sq. feet)



Second Floor

Approx. 31.0 sq. metres (333.7 sq. feet)



Total area: approx. 110.2 sq. metres (1186.3 sq. feet)



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Thames Way, Hilton

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Key Features:

- 3 STOREY 3 BEDROOM END OF TERRACE HOME
- PART CONVERTED GARAGE TO CREATE A DINING ROOM
- DRIVEWAY PARKING FOR 1 VEHICLE
- TOP FLOOR MAIN BEDROOM WITH EN-SUITE
- THOUGHTFULLY LAID OUT, PRIVATE GARDEN
- 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 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 **Mikaela** call **01332 30 30 30**

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



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