

Welland Road, Hilton

aksresidential.com

£350,000



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This property at a glance:



Watch the video



TORCO

Welland Road, Hilton



Jodie says:

“From the moment I first walked into this three-storey detached home, I loved how welcoming and spacious it felt. The hallway immediately gives a great first impression and really sets the tone for the rest of the house.

On the left is the living room, one of my favourite spaces! It feels cosy yet spacious, and the patio doors opening into the conservatory make the whole area feel incredibly bright and connected. The conservatory is such a lovely spot to sit with a coffee in the morning or relax in the evening while looking out onto the garden.

To the right of the hallway is the kitchen diner, which truly feels like the heart of the home. The newly fitted kitchen was one of the things that stood out to me straight away! It’s modern, fresh, and really practical, with plenty of space for cooking, dining, and spending time together. I also like how easy it is to head straight out into the garden from here, especially in the warmer months.

The garden itself feels wonderfully private thanks to the mature planting, and it’s a great size without feeling too much to maintain. The patio area has been perfect for outdoor dining and entertaining friends and family.

Having direct access into the garage from the garden has also been incredibly useful, and with the driveway and EV charger already in place, the house feels really well set up for modern living.

Upstairs, the layout works brilliantly, with four genuinely good-sized double bedrooms spread over two floors. The family bathroom is well positioned for busy day-to-day life, while the master bedroom having its own ensuite adds an extra sense of comfort and convenience.

What I’ve always appreciated most about this home is how well it flows; it feels spacious, practical, and easy to live in, while still being warm and welcoming. The newly fitted kitchen and the private garden are particular highlights, and together they make this a home that’s been truly enjoyable to live in!”

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Did you spot...

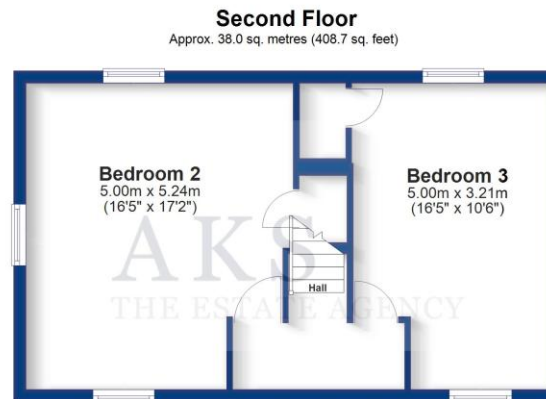
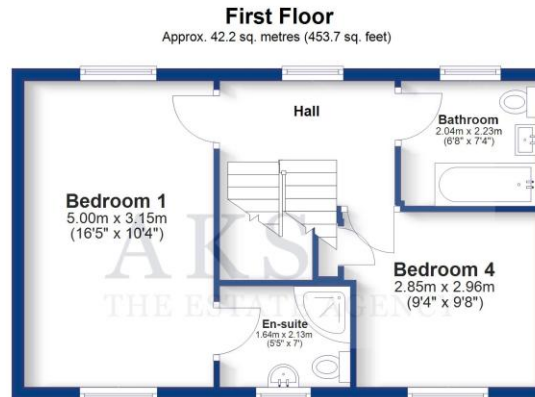
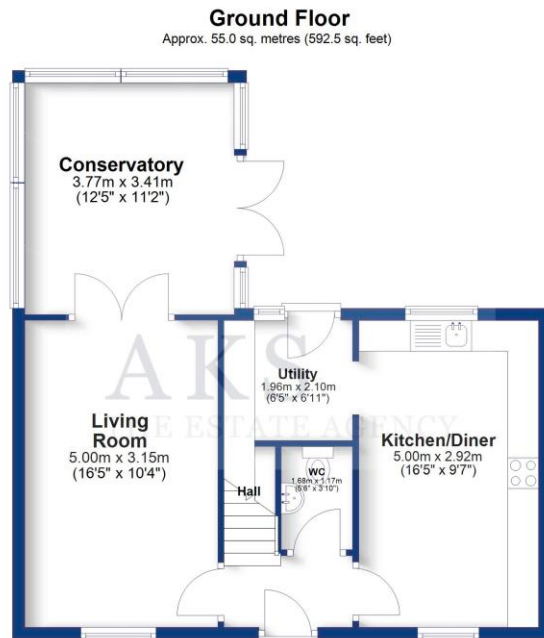
This great family home
is available with no
upward chain



A message from the seller:

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Floor Plan



Total area: approx. 135.2 sq. metres (1454.9 sq. feet)

Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	79
(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	

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300+ 5 star Google Reviews



Key Features:

- NO UPWARD CHAIN
- EPC RATING C
- THREE STOREY DETACHED HOUSE WITH FOUR GENEROUS DOUBLE BEDROOMS
- DRIVEWAY WITH EV CHARGER AND SINGLE GARAGE
- NEWLY FITTED MODERN KITCHEN
- PRIVATE SPACIOUS GARDEN
- CENTRAL VILLAGE LOCATION
- LIGHT AND SPACIOUS 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 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.



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

