

Welland Road, Hilton

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Offers in excess of
£230,000



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This property at a glance:



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Welland Road, Hilton



Jess says:

“Stepping into this well-presented three-bedroom link-detached home, you're immediately welcomed by a bright and spacious lounge, creating a warm and inviting space to relax with family or entertain friends.

To the rear of the property, the generous kitchen-diner is the heart of the home. Offering plenty of worktop and storage space, as well as room for a family dining table, it's perfectly designed for everyday living. With direct access to the rear garden, it's easy to imagine summer barbecues, children playing outside or simply enjoying your morning coffee.

Heading upstairs is where, for me, this home really stands out. It's not often I come across a property offering three genuine double bedrooms, and that's what really sets this home apart. The main bedroom is an excellent size and benefits from its own en-suite, along with built-in wardrobes and fitted furniture, creating a fantastic main bedroom suite.

The second bedroom also enjoys the advantage of built-in furniture, while the third is another generous double, giving every member of the household a comfortable and spacious room.

The family bathroom serves the remaining bedrooms, while the neutral décor throughout the property means the next owners can move straight in and make the home their own over time.

Outside, the property benefits from an enclosed rear garden, ideal for both relaxing and entertaining, along with side access to your allocated parking for added convenience”.



Welland Road, Hilton



Did you spot...

This fantastic family home has an allocated parking space to the rear



A message from the seller:

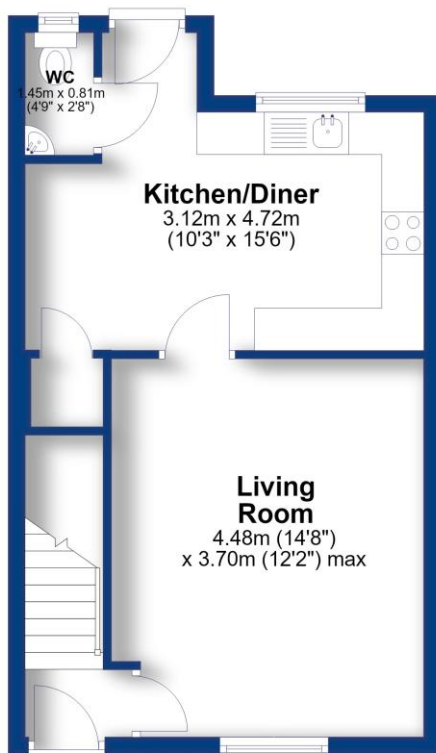
"We were fortunate enough to call this house our home for the past 14 years, and we loved every minute of living there. The village has such a wonderful community feel and offers everything we could have wanted, which is why we've chosen to stay here and have bought our next home in the village too. It's a place we'll always be grateful to have called home. As we're moving with no onward chain, we're excited for the next owners to move in and create their own happy memories here. We hope they enjoy this home just as much as we have."

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Floor Plan

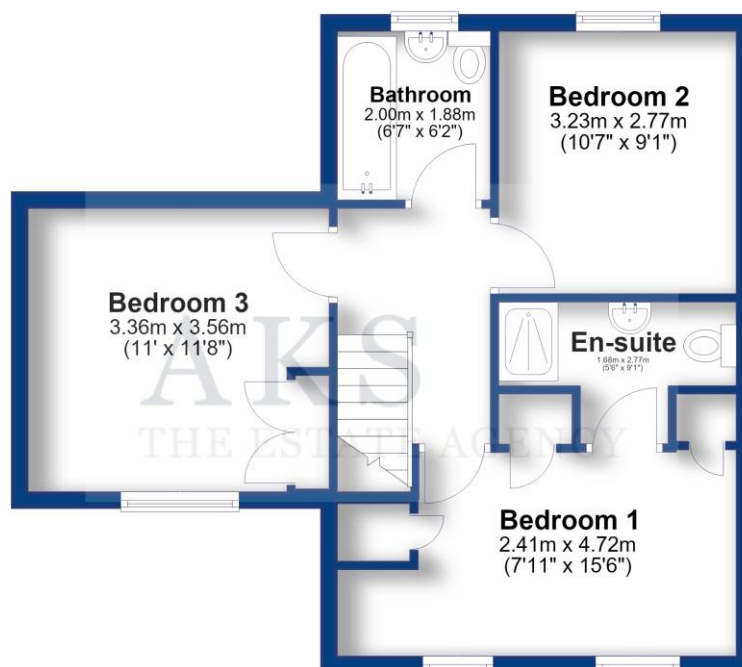
Ground Floor

Approx. 36.9 sq. metres (396.8 sq. feet)



First Floor

Approx. 47.6 sq. metres (512.3 sq. feet)



Total area: approx. 84.5 sq. metres (909.1 sq. feet)

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	82
(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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Key Features:

- THREE BEDROOM LINK-DETACHED HOUSE
- KITCHEN-DINER WITH DIRECT ACCESS TO THE GARDEN
- SPACIOUS LOUNGE
- THREE WELL PROPORTIONED DOUBLE BEDROOMS
- ALLOCATED PARKING
- FRONT AND REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- 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, 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 **Jess** call
01332 30 30 30

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



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