

Rother Close, Hilton

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Offers in excess of
£325,000



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This property at a glance:



Watch the video



TORCG

Rother Close, Hilton



Mikaela says:

“The first thing that caught my eye about this lovely home is the size of the plot. Positioned on a corner with a sweeping brick wall enclosing the garden, providing a peaceful and private setting. Stepping inside, the wide hallway offers plenty of space for a busy household to move comfortably.

To the left sits the generous kitchen-diner, where fresh white walls and sleek grey units create a bright, modern feel. Wooden shutter blinds on all three windows are a fantastic addition, allowing light to flood in while maintaining privacy. The utility room provides further practicality, offering space for laundry appliances and direct access to both the garden and driveway. The living room is impressively spacious, easily accommodating a larger family, and the conservatory extends this space beautifully. With views across the garden and direct access outside, I think it's a wonderful spot to relax and enjoy the surroundings.

On the middle floor, the main bedroom is well proportioned, complete with built-in mirrored wardrobes, generous floor space and its own en-suite, a superb main bedroom. The family bathroom and the fourth bedroom are also on this floor, ideal for keeping a younger child close by or creating a convenient home office. I think the top floor is particularly impressive, featuring two spacious double bedrooms, each with a Velux window on one side and dormer windows on the other, creating a bright and airy feel. A shower room on this floor adds to the practicality, making it a fantastic self-contained space for older children, guests or multi-generational living.

Outside, the low-maintenance garden extends the living space beautifully. The walled boundary provides privacy, while the artificial lawn offers a usable play area all year round. A patio area is perfectly positioned for outdoor furniture, and side access leads directly to the driveway and garage. This is an all round great home for space, versatility and location”.

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Did you spot...

This beautiful family home has a driveway with EV charger and a single garage



A message from the seller:

"Welcome to our house, we have enjoyed living here over the past 5 years, this house has enabled us to start a family and a business. With both now growing it is time to move on, we loved how close the parks and soft play centres are, along with the close proximity to both Derby and Burton. Our neighbours are friendly and very welcoming and we will be sad to say goodbye. This is great house in a quiet setting close to everything you need".

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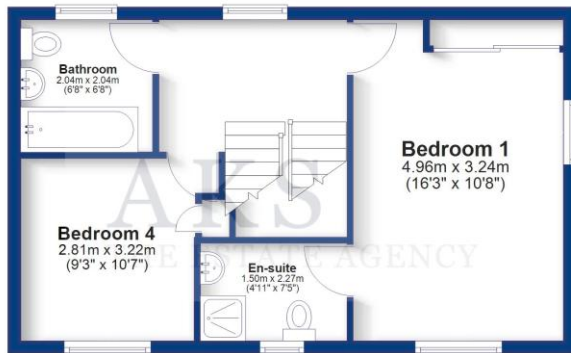


Floor Plan

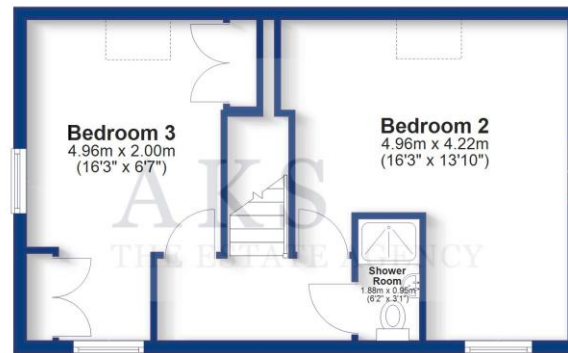
Ground Floor
Approx. 48.8 sq. metres (524.9 sq. feet)



First Floor
Approx. 42.0 sq. metres (452.3 sq. feet)



Second Floor
Approx. 41.9 sq. metres (451.1 sq. feet)



Total area: approx. 132.7 sq. metres (1428.4 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	81	83
(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:

- SPACIOUS FOUR BEDROOM DETACHED HOUSE
- FANTASTIC LOCATION ON A GREAT PLOT
- LOW MAINTENANCE WALLED GARDEN
- SOLID ROOF CONSERVATORY
- MODERN KITCHEN-DINER
- DRIVEWAY WITH EV CHARGER AND SINGLE GARAGE
- EPC RATING B



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 and 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

