

# Carsington Road, Hilton

aksresidential.com

£260,000



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This property at a glance:



1



3



2



3



B



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# Carsington Road, Hilton



## Jodie says:

"This is a lovely home centrally placed on Hilton Valley on the edge of Hilton Village. At just three years old, it still feels brand new and has fantastic kerb appeal and has a tandem driveway that can comfortably fit up to three cars. It's location is ideal, on one side you'll find a charming little park, and on the other, a peaceful woodland walk, giving you the best of both worlds right on your doorstep.

As you step inside you'll notice how thoughtfully the space has been arranged. At the front of the home is a modern kitchen, while at the back you'll find a bright and airy living-dining room. The current owners have put up a door to keep the kitchen separate however this could be removed if you prefer open plan living. Patio doors open directly onto the garden, making it perfect for entertaining or simply enjoying a quiet evening. There's also a handy downstairs WC, adding to the home's practicality.

Upstairs, there are three generously sized bedrooms. The main bedroom comes complete with built-in wardrobes and its own en-suite, offering a touch of luxury. The other bedrooms are equally well-proportioned, and the family bathroom is sleek and modern, designed with everyday living in mind.

The garden has been landscaped with a large decking space for seating, a lawned area as well a space for storage. This is a home that blends style, comfort, and convenience beautifully."



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## Did you spot...

This beautiful family home is only 3 years old



## A message from the seller:

"I have really enjoyed living in this home as it is comfortable, well laid out and easy to maintain. The area is convenient and well established with good access to local amenities and transport links. It has been a reliable, low-maintenance place to live and a home that has suited everyday living extremely well."

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# Floor Plan

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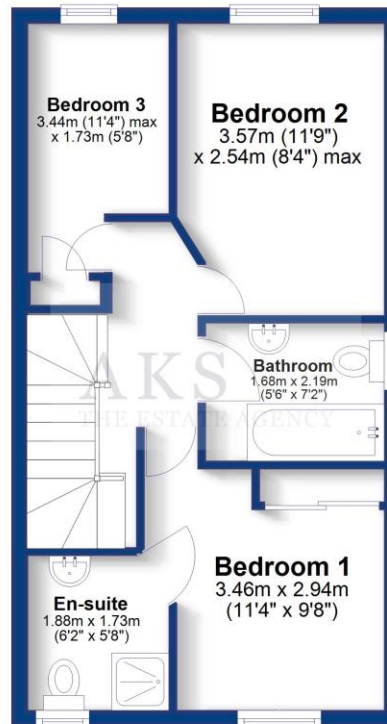
## Ground Floor

Approx. 38.9 sq. metres (418.6 sq. feet)



## First Floor

Approx. 36.7 sq. metres (395.3 sq. feet)



Total area: approx. 75.6 sq. metres (814.0 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		96
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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## Key Features:

- THREE BEDROOM SEMI-DETACHED HOUSE
- SPACIOUS LIVING-DINING ROOM WITH PATIO DOORS
- MAIN BEDROOM WITH BUILT IN STORAGE AND EN-SUITE
- TANDEM DRIVEWAY PARKING
- EPC RATING B
- ONLY THREE YEARS OLD
- NHBC WARRANTY



## 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 **Jodie** call  
**01332 30 30 30**

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

