

£200,000



This property at a glance:



Watch the video



# Pegasus Way, Hilton



## Jodie says:

“Tucked away in a quiet corner of Pegasus Way, this lovely home enjoys a cul-de-sac position set back from the road, giving it a peaceful feel from the moment you arrive. One of the things I really like is the open outlook to the front, with green space opposite and two side-by-side parking spaces right outside the property.

Step inside and you'll find a bright and spacious living room, offering plenty of room to relax and unwind. To the rear of the home is the kitchen diner, which has space for appliances as well as a dining table, making it a great spot for everyday living and entertaining. From here, you can also step straight out into the garden.

Upstairs, there are two generous double bedrooms, both spanning the full width of the property, which helps create a real sense of space. One of the bedrooms also benefits from a useful storage cupboard. Completing the first floor is a neutral family bathroom.

Outside, the garden is lovely. It's a good size, feels private and enclosed, and offers several different areas to enjoy, including a patio, lawn and a slate section to the rear. There is also a shed for storage.

Whether you're looking for your first home or a buy-to-let investment, this is a fantastic opportunity in a popular Hilton location.”



# Pegasus Way, Hilton



**Did you spot...**

This beautiful family home has 2 side by side parking spaces



A message from the seller:

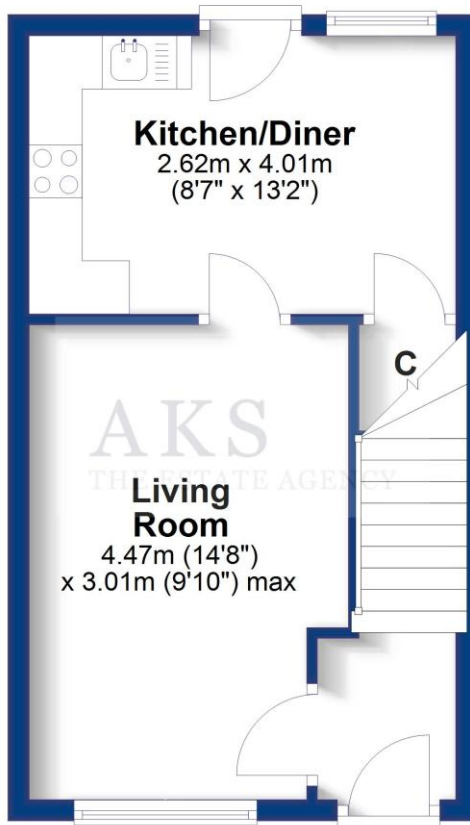
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# Floor Plan

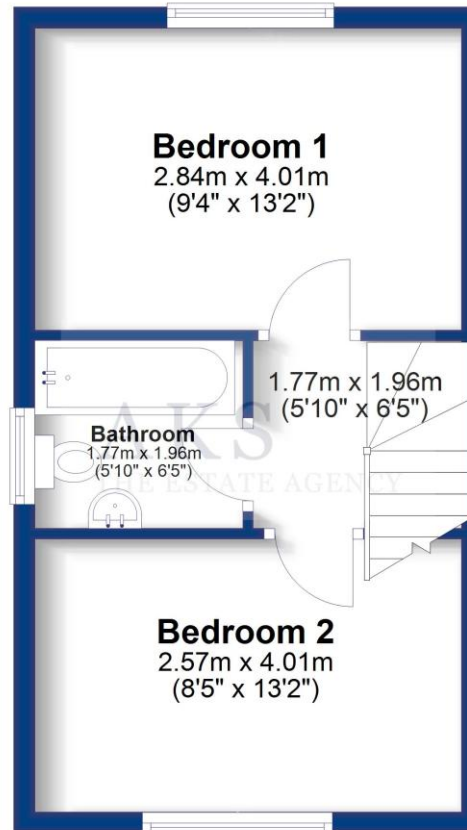
## Ground Floor

Approx. 28.8 sq. metres (310.4 sq. feet)



## First Floor

Approx. 29.6 sq. metres (318.6 sq. feet)



Total area: approx. 58.4 sq. metres (629.1 sq. feet)



## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>87 B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	<b>67 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Pegasus Way, Hilton

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★★★★★  
300+ 5 star Google Reviews



## Key Features:

- TWO DOUBLE BEDROOM, END OF TERRACE HOME
- 2 SIDE BY SIDE PARKING SPACES
- TUCKED AWAY IN A CUL DE SAC WITH GREEN OPEN SPACE TO THE FRONT
- CLOSE TO VILLAGE AMENITIES
- EPC RATING D
- ENCLOSED PRIVATE GARDEN



## 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

