

Mustang Drive, Hilton

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Offers in excess of
£430,000



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This property at a glance:



Watch the video



Mustang Drive, Hilton



Jodie says:

“This is a beautifully designed four bedroom detached home, offered with no upward chain and ideally located close to a range of sought-after village amenities. The property benefits from a small children’s park within the estate, making it a wonderful setting for families, something I feel works particularly well for those with young children.

From the moment you step into the welcoming entrance hall, there’s an immediate sense of space, light, and comfort throughout, which I really like. The generous lounge provides a cosy yet elegant setting, perfect for relaxing evenings or entertaining guests. At the heart of the home lies a stunning open-plan kitchen-diner, fitted with high-quality integrated appliances, ample storage, and sleek finishes. Expansive bi-fold doors open out to the garden, effortlessly blending indoor and outdoor living, while three Velux windows above flood the space with even more natural light, something I absolutely love, making it ideal for everything from family meals to summer gatherings.

Upstairs, all four bedrooms are spacious doubles, offering flexibility for growing families, guests, or home working. The main bedroom benefits from a stylish en suite shower room, while the contemporary family bathroom is finished to a high standard with modern fixtures and fittings.

Practicality is equally well considered, with a useful ground floor cloakroom and a separate utility room providing additional storage and laundry space, features that work really well for day-to-day living.

Throughout the property, tasteful décor, quality flooring, and large windows create a bright and welcoming atmosphere. Excellent storage solutions, including built-in wardrobes and a generous airing cupboard, make this a home that functions just as well as it looks.

Built just one year ago and benefitting from the remainder of a 10-year NHBC warranty, this stylish and energy-efficient home has been thoughtfully arranged to suit modern family living. Designed with efficiency in mind, the home features solar panels and boasts an impressive EPC rating of A!

In my opinion, with its high specification, thoughtful layout, and move-in ready condition, this exceptional home offers the perfect blend of comfort, style, and convenience in a highly desirable location”.

Mustang Drive, Hilton



Did you spot...

This great family home
is only 1 year old



A message from the seller:



Welcome to our home!

Selling this house is a bittersweet decision, as we've truly loved living here over the past 14 months. One of the things we've appreciated most is its peaceful setting, tucked away from the hustle and bustle, yet still conveniently close to Derby city centre, shops, and a wide range of local amenities. As a new build, the house remains in excellent condition, with no repairs or issues since we moved in. Our decision to sell is purely due to relocating for a once-in-a-lifetime opportunity. It's a wonderful place for families. Our daughter has especially enjoyed playing in the generously sized garden, as well as making the most of the nearby playground, cycling around the area, visiting local parks, soft play centres, and trips to the library.

We've also been fortunate to have such kind and supportive neighbours, creating a genuine sense of community that we will truly miss.

We're confident that whoever moves in will enjoy this home just as much as we have.

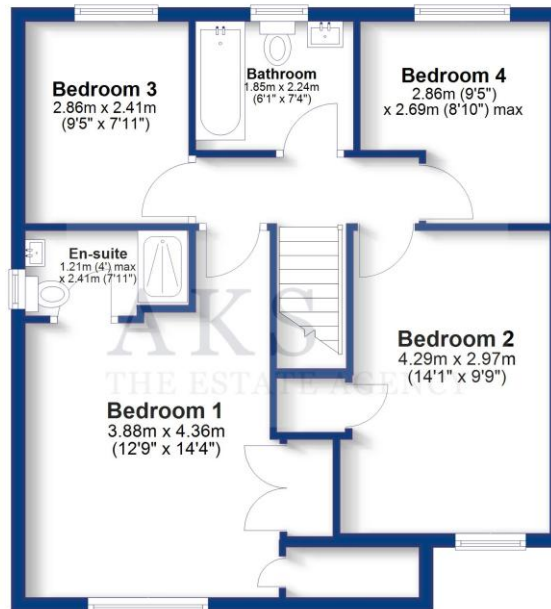
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Floor Plan

Ground Floor
Approx. 69.7 sq. metres (750.4 sq. feet)



First Floor
Approx. 59.8 sq. metres (643.3 sq. feet)



Total area: approx. 129.5 sq. metres (1393.7 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A	93	93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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Key Features:

- NO UPWARD CHAIN
- 4 DOUBLE BEDROOM, DETACHED HOME
- OPEN PLAN KITCHEN-DINER WITH BI-FOLD DOORS
- FANTASTIC LAYOUT
- SOLAR PANELS
- CLOSE TO VILLAGE AMENITIES
- EPC RATING A
- 1 YEAR OLD - 9 YEARS NHBC REMAINING



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

