

Main Street, Hilton

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£325,000



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This property at a glance:



Watch the video



Main Street, Hilton



Jodie says:

"From the moment I stepped through the front door, it was clear this is a home that has been lovingly cared for. Full of character, beautifully decorated and offering generous living space throughout, this charming three-bedroom house is one I think you'll instantly fall in love with."

The first reception room is a wonderful welcome to the home, with its beautiful bay window flooding the space with natural light, warm wood flooring underfoot and a feature fireplace creating a cosy focal point. It's a room that feels both elegant and inviting. To the centre of the home, you'll find a second reception room that continues the stylish décor and wood flooring, looking out over the garden. This space flows seamlessly into the kitchen-diner, making it perfect for modern family life and entertaining alike.

The kitchen has a timeless charm, with neutral shaker-style cabinetry complemented by wood-effect worktops, creating a practical yet characterful space where you'll enjoy spending time. Tucked away to the rear is the added convenience of a ground-floor WC.

Upstairs, all three bedrooms are fantastic sizes, with the principal bedroom being particularly impressive. Whether you're looking for spacious family accommodation or room to work from home, there's plenty of flexibility here. The family bathroom has been finished in a modern, stylish design, completing the first floor beautifully.

Stepping outside, the garden is another feature I really love. It's a fantastic size, designed to be low maintenance, and enjoys plenty of sunshine throughout the day, making it a real sun trap. Whether you're relaxing with a morning coffee, entertaining friends or simply enjoying the warmer months, it's a space that's easy to make the most of. Practicality hasn't been overlooked either, with useful outdoor storage providing plenty of room for bikes, garden furniture or tools, along with direct access to the front of the property for added convenience.

Throughout the property you'll find a wonderful balance of period character and contemporary styling, making this a home that's ready to move straight into while still offering warmth and personality in every room."



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Did you spot...

This great family home
has two versatile
reception rooms



A message from the seller:

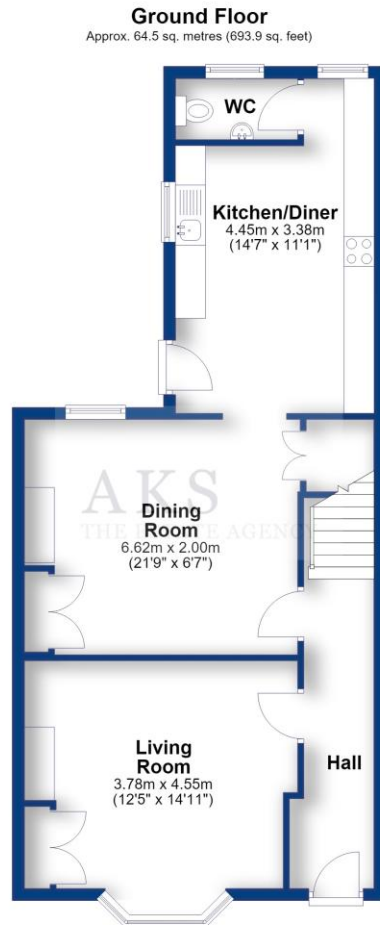
"This has been a wonderful home for us. We've carefully renovated it to keep its original character while creating a stylish, comfortable space that the next owners can now enjoy. The layout has been perfect for family life and entertaining, with two reception rooms, a spacious kitchen diner, three good-sized bedrooms and a modern family bathroom. Outside, the low-maintenance garden has been a great place to relax and spend time with family and friends. We've especially loved being in the heart of the village, with everything we need just a short walk away."

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Floor Plan

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Total area: approx. 129.1 sq. metres (1389.3 sq. feet)

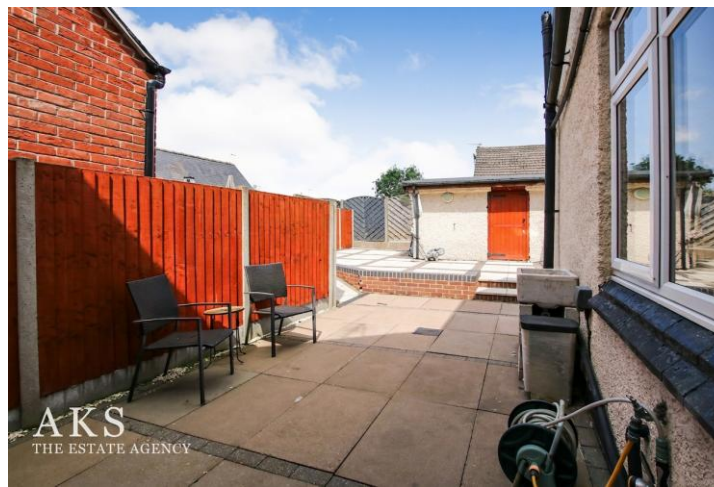
 **Energy
Performance
Certificate**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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300+ 5 star Google Reviews



Key Features:

- CENTRAL VILLAGE LOCATION
- CHARACTER FEATURES THROUGHOUT
- PRIVATE LOW MAINTENANCE REAR GARDEN
- THREE GENEROUS SIZED BEDROOMS
- TWO VERSATILE RECEPTION ROOMS
- MODERN FAMILY BATHROOM
- FULLY RENOVATED TO A HIGH STANDARD
- EPC RATING D



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 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 **Jodie** call
01332 30 30 30

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



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