

Stowe Lane, Hilton

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Offers in excess of
£240,000



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This property at a glance:



Watch the video



Stowe Lane, Hilton



Jodie says:

“Tucked away on the edge of the Hilton Valley Estate, I think this home sits in a really lovely spot. It has a fresh, modern feel throughout, with neutral décor that makes it easy to move straight in and start making it your own without needing to do much at all.

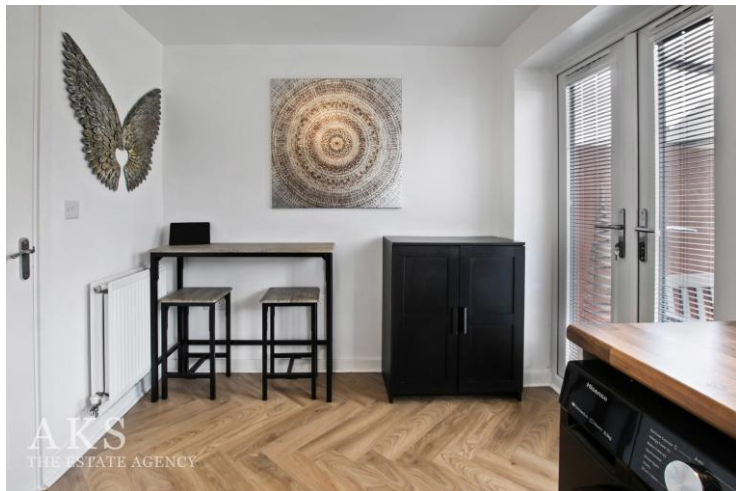
One feature I particularly like is the central stairway, which can be closed off by both the living room and kitchen doors. It’s a really practical touch, especially if you have young children or pets as it helps keep spaces nicely sectioned. There’s also a conveniently placed WC in this area, so there’s no need to head upstairs.

The dining kitchen is a bright, modern space with room for all the essentials. With patio doors opening out to the garden and a window above the sink, it’s filled with natural light and feels like a great hub of the home.

Up on the first floor, you’ll find two double bedrooms that are very similar in size, so no arguments over who gets the bigger room! There’s also a modern family bathroom, complete with a side window that brings in natural light and provides good ventilation.

The top floor is dedicated to a generously sized main bedroom. There’s useful storage at the top of the stairs, along with plenty of space for freestanding furniture. The en-suite sits at the back of the room and runs the full length, featuring a large shower and a Velux window, which I think adds a really nice touch.

I really like how the garden has been beautifully landscaped, with a spacious patio area and pergola as you step out from the kitchen, perfect for relaxing or entertaining. This leads onto an artificial lawn, bordered by well-planted beds that add a lovely touch of colour and interest. There’s also side access through to the driveway, which I think is always a great bonus”.



Stowe Lane, Hilton



Did you spot...

This beautiful family home has 6 years remaining on the NHBC warranty



A message from the seller:

"Welcome to our home! This house has been a wonderful place to live since I moved in back in March 2022. It was originally the perfect setup for me and my son; as a three-storey home, he loved having the entire top floor with his own en-suite for total independence.

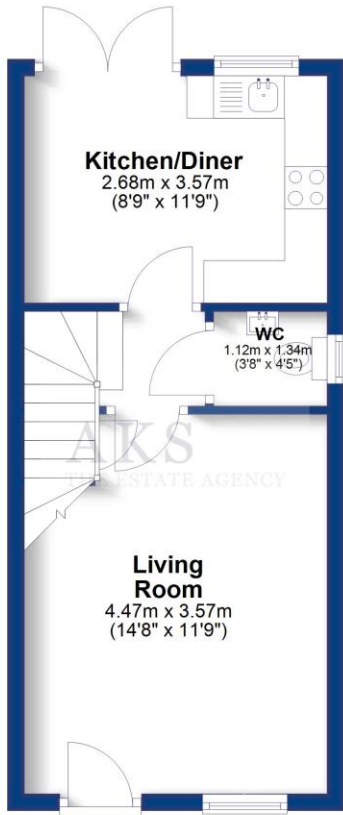
Since then, my life has changed beautifully—I've met the love of my life and got married! While we love the friendly feel of the area and the lovely local walks, the house is now simply too big for just the two of us. We are looking forward to starting our new chapter together elsewhere, but we know the next owners will love the space and the peaceful, professional atmosphere here as much as we have".

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Floor Plan

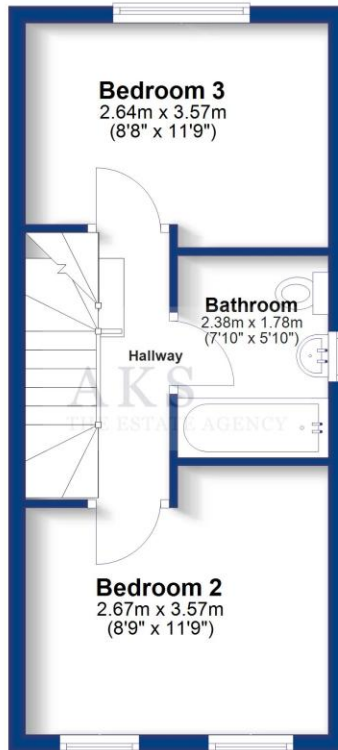
Ground Floor

Approx. 30.2 sq. metres (325.5 sq. feet)



First Floor

Approx. 30.8 sq. metres (332.0 sq. feet)



Second Floor

Approx. 21.1 sq. metres (227.0 sq. feet)



Total area: approx. 82.2 sq. metres (884.5 sq. feet)

Energy Performance Certificate

| Energy Efficiency Rating | | Current | Potential |
|---|----------|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 95 |
| (81-91) | B | 84 | |
| (69-80) | C | | |
| (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:

- 3 STOREY, 3 BEDROOM END OF TERRACE HOUSE
- MODERN KITCHEN-DINER
- SPACIOUS MAIN BEDROOM WITH EN-SUITE
- SIDE BY SIDE PARKING
- LOW MAINTENANCE LANDSCAPED GARDEN WITH PERGOLA
- PLACED ON THE EDGE OF A WOODLAND WALK
- 6 YEARS NHBC REMAINING
- 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 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

