Orchard Close, Hilton

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Offers in excess of
£400,000



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This property at a glance:

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Orchard Close, Hilton











Jodie says:

"This beautiful four-bedroom home is more than just a house, it's a place that has been truly loved and carefully looked after, where years of happy family memories have been made. From the moment you step inside, there's an immediate sense of warmth and comfort that makes you feel at home.

At the heart of the property is a gorgeous kitchen, thoughtfully laid out and tastefully decorated, with space for a breakfast table perfect for slow mornings and everyday family life. It flows naturally into an open utility area, offering both practicality and easy access to the side of the home and down into the garden.

To the rear, a lovely dining room provides the ideal setting for family meals and entertaining, with French doors opening out to the garden and filling the space with natural light. At the front of the property, a versatile and generously sized room offers flexibility to suit your lifestyle whether that's a cosy snug, a peaceful home office or a playroom.

The living room is a wonderfully inviting space, centred around a charming fireplace, perfect for relaxing evenings. Bi-fold doors lead through to a beautifully finished conservatory with a solid roof, creating a comfortable space to enjoy all year round, with doors opening out into the garden.

The garden itself has a truly special touch, a tucked-away gate at the rear leads directly out onto the playing fields, offering a sense of space and freedom that feels like an extension of your own garden. There's even a shed and a bin store along the side of the home adding even further convenience.

Upstairs, the bedrooms are all generously sized and filled with light. The main bedroom is a calm and restful space, complete with built-in wardrobes, an en-suite shower room, and lovely views. A further double bedroom to the rear enjoys those same peaceful views, while two additional bedrooms to the front are perfect for family, guests or growing children, all served by a family bathroom.

Outside, the home continues to impress with its attractive and well-kept front garden, giving it fantastic kerb appeal. Set on a desirable corner plot within a quiet cul-de-sac, the property also has a garage to the side and a good-sized driveway.

Located close to the village and surrounded by beautiful local walks, this is a truly special home, full of warmth, character and ready for its next chapter."

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Did you spot...

This beautiful family home is available with no upward chain

A message from the seller:

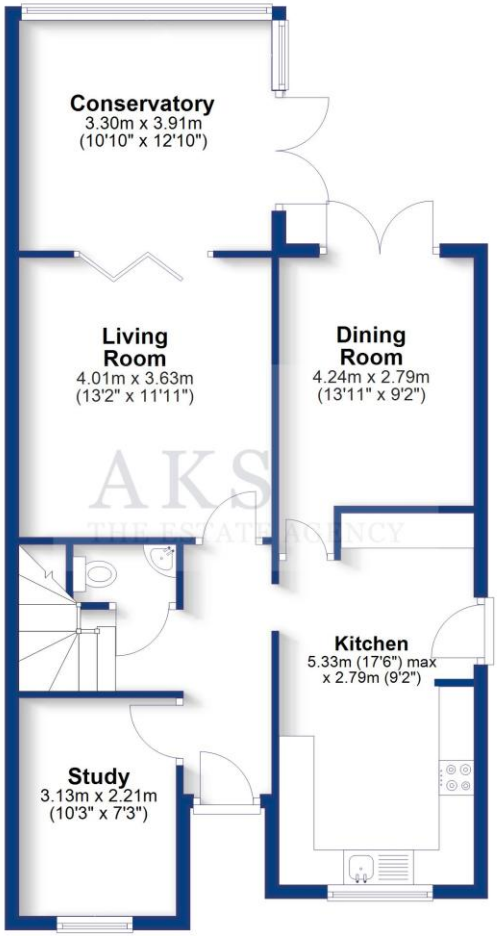
"Welcome to our home on Orchard Close, a lovely quiet oasis in the Old part of Hilton, where New properties were built on an old orchard. We have loved living here for the last 10 years, but sadly it is time to downsize. The neighbours on this cul-de-sac were all very friendly and welcoming when we moved in and now they are good friends. We have particularly enjoyed the open outlook of the playing field at the rear of the property. We have easy access to the field through a small gate in our back fence. We have taught numerous grandchildren to ride their bikes on the field and also had lots of family football games. It's the biggest back garden you could wish for and it's all maintained by Hilton Parish Council which is a bonus. We hope you love it here as much as we have"

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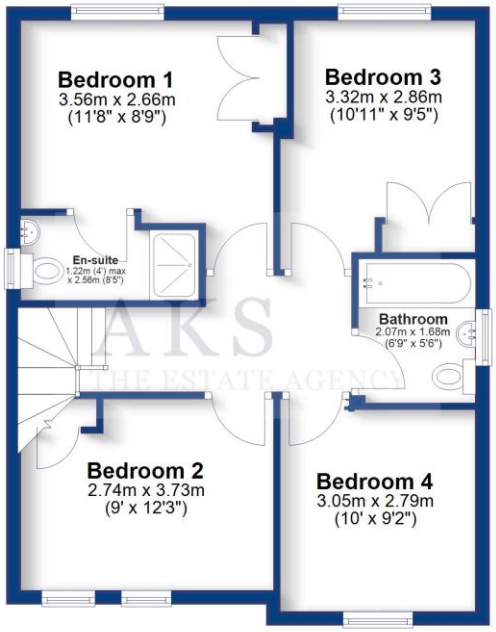
Floor Plan

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Ground Floor
Approx. 71.0 sq. metres (764.5 sq. feet)

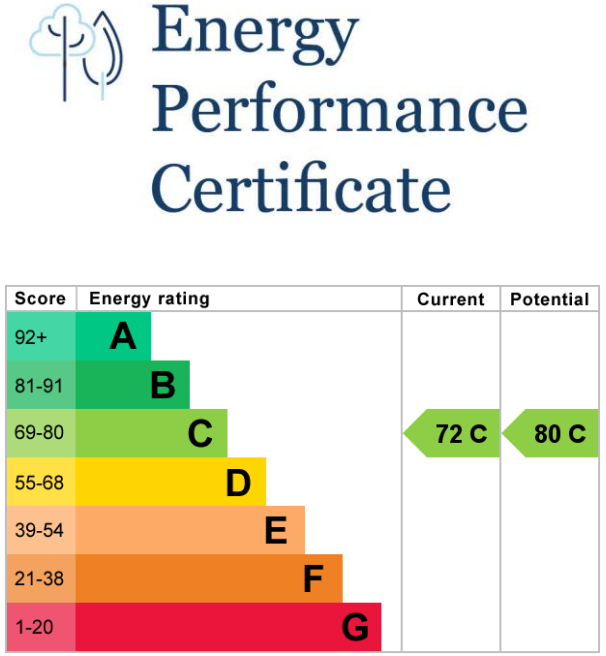


First Floor
Approx. 54.2 sq. metres (583.6 sq. feet)



Total area: approx. 125.2 sq. metres (1348.1 sq. feet)

Energy Performance Certificate



t: 01332 303030 • e: hello@aksresidential.com • Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

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Key Features:

- EPC RATING C
- PEACEFUL CUL-DE-SAC LOCATION
- GATED ACCESS TO PLAYING FIELDS
- DETACHED GARAGE AND DRIVEWAY PARKING
- NO UPWARD CHAIN
- FOUR BEDROOM DETACHED HOME WITH A CONSERVATORY

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

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