



Back Lane
Hilton

Offers Over £270,000



Back Lane Hilton

BEAUTIFULLY PRESENTED THREE BEDROOMED DETACHED HOUSE WHICH HAS BEEN RECENTLY REFURBISHED IN THE SOUGHT AFTER VILLAGE OF HILTON!

Situated in the older part of the village, this detached home has been improved to a very high standard and must be viewed!

On entering into the bright welcoming hallway, the newly refurbished kitchen catches your eye straight away with wooden worktops and contemporary cupboards, it benefits from an integrated fridge freezer, dishwasher, double oven and a 5 ring gas hob. There is a pantry cupboard which houses a washing machine and some extra storage space. The lounge dining room is a fantastic space which is flooded with natural light and sliding doors out onto the back garden from the dining area. Upstairs the master bedroom sits to the front of the property, is a great size and again is a lovely bright room. The bathroom is a fantastic size, has dual aspect windows and has the benefit of a four piece suite which includes a corner bath, a shower cubicle, a sink and a WC.

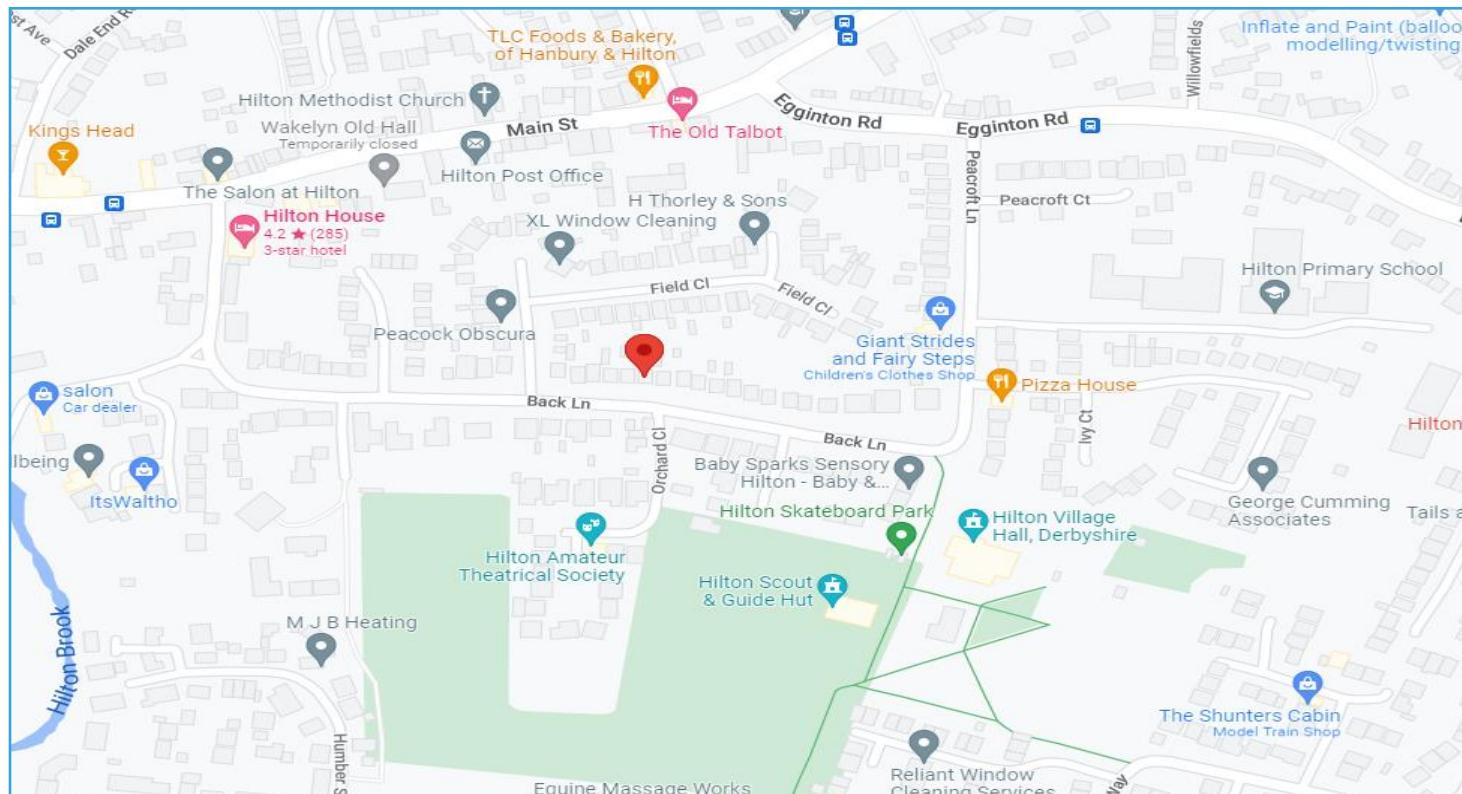
The third bedroom is a great sized single bedroom and is currently being used as an office space. There is a further double bedroom which looks out over the rear garden and has access via a staircase to the loft conversion which makes a fantastic study/ storage area. Outside to the front there is a small lawned garden and plenty of driveway parking which leads right down the side of the property to the great sized low maintenance rear garden. The garden consists of a decked area and a patio area with plenty of room for seating! There is also brick built storage space which gives fantastic storage space or has the potential to be converted into an outdoor office!

Why you will love this home - Recently renovated and beautifully presented this house makes a lovely family home and is an absolute must see!

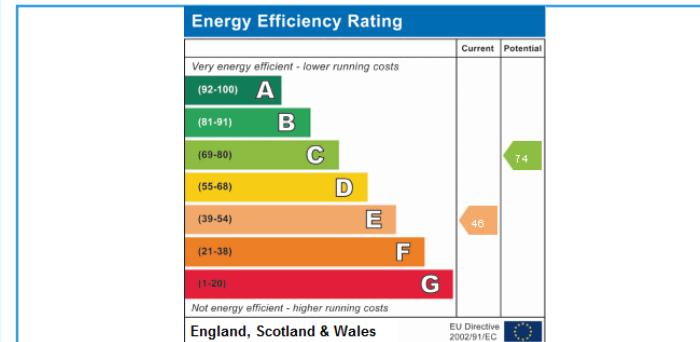


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The village of Hilton is a fantastic family village and has something for everyone in the family. There are two Primary Schools, Hilton Spencer Academy and The Mease Spencer Academy which both feed through to John Port School in the neighbouring village of Etwall. 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.



EPC Energy Performance Certificate



Help for buyers

To help your purchase go smoothly we can recommend trusted local mortgage advisors and solicitors



Help for sellers

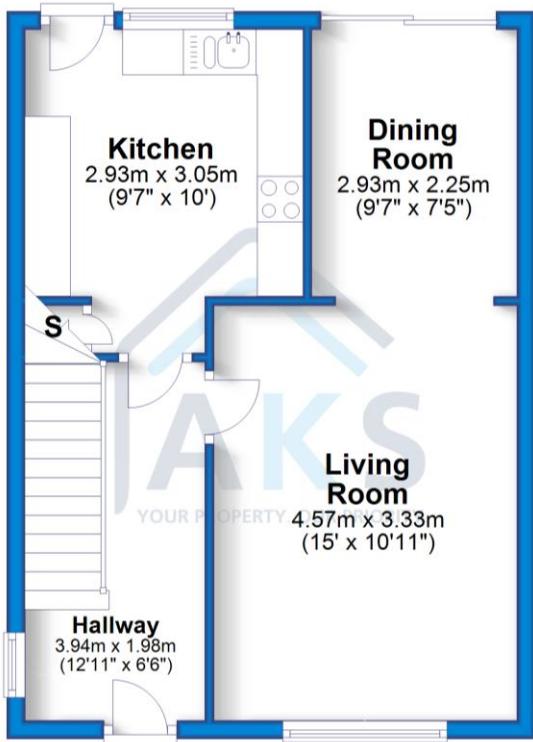
If you're thinking of selling, we'd love to help you.



The Floor Plan

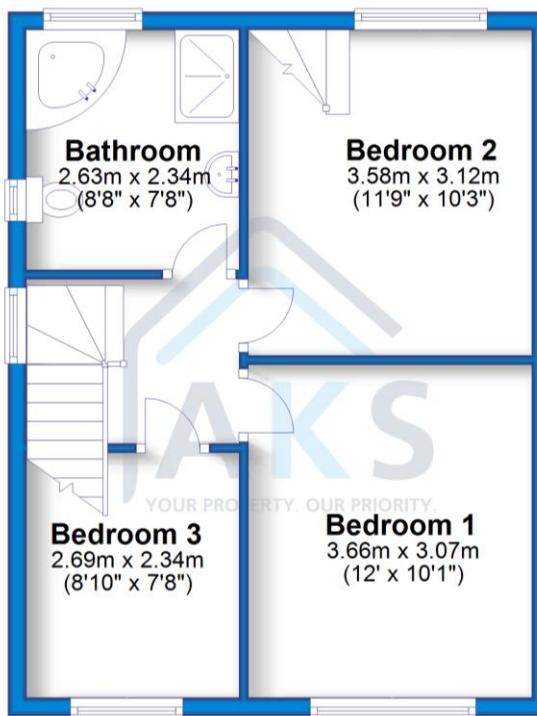
Ground Floor

Approx. 43.7 sq. metres (469.9 sq. feet)



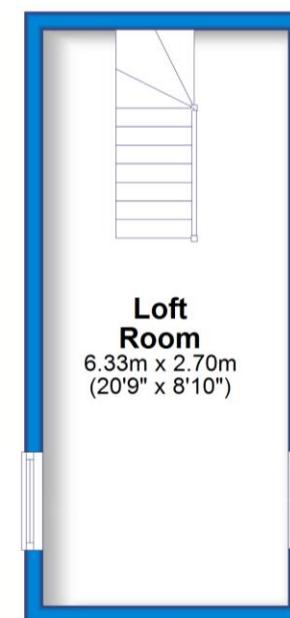
First Floor

Approx. 40.6 sq. metres (437.2 sq. feet)



Second Floor

Approx. 17.1 sq. metres (184.1 sq. feet)



Total area: approx. 101.4 sq. metres (1091.1 sq. feet)

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The Property
Ombudsman

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

