



Montgomery Close
Hilton

Offers Over £275,000

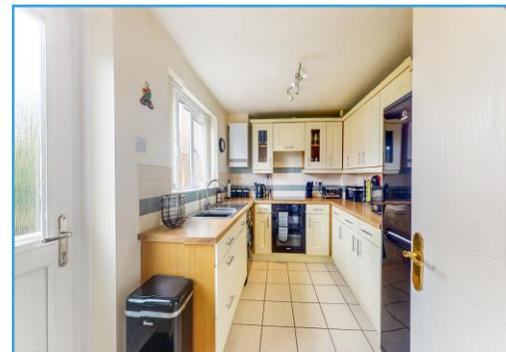
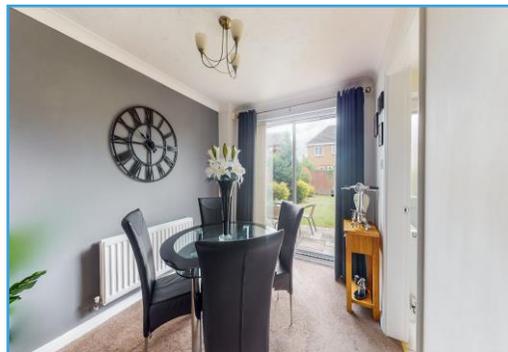


Montgomery Close Hilton

With a lovely open plan living room/ dining area, 3 great sized bedrooms with an en-suite to the master, a stylish family bathroom and a beautifully maintained garden, this home would make a great choice for a family.

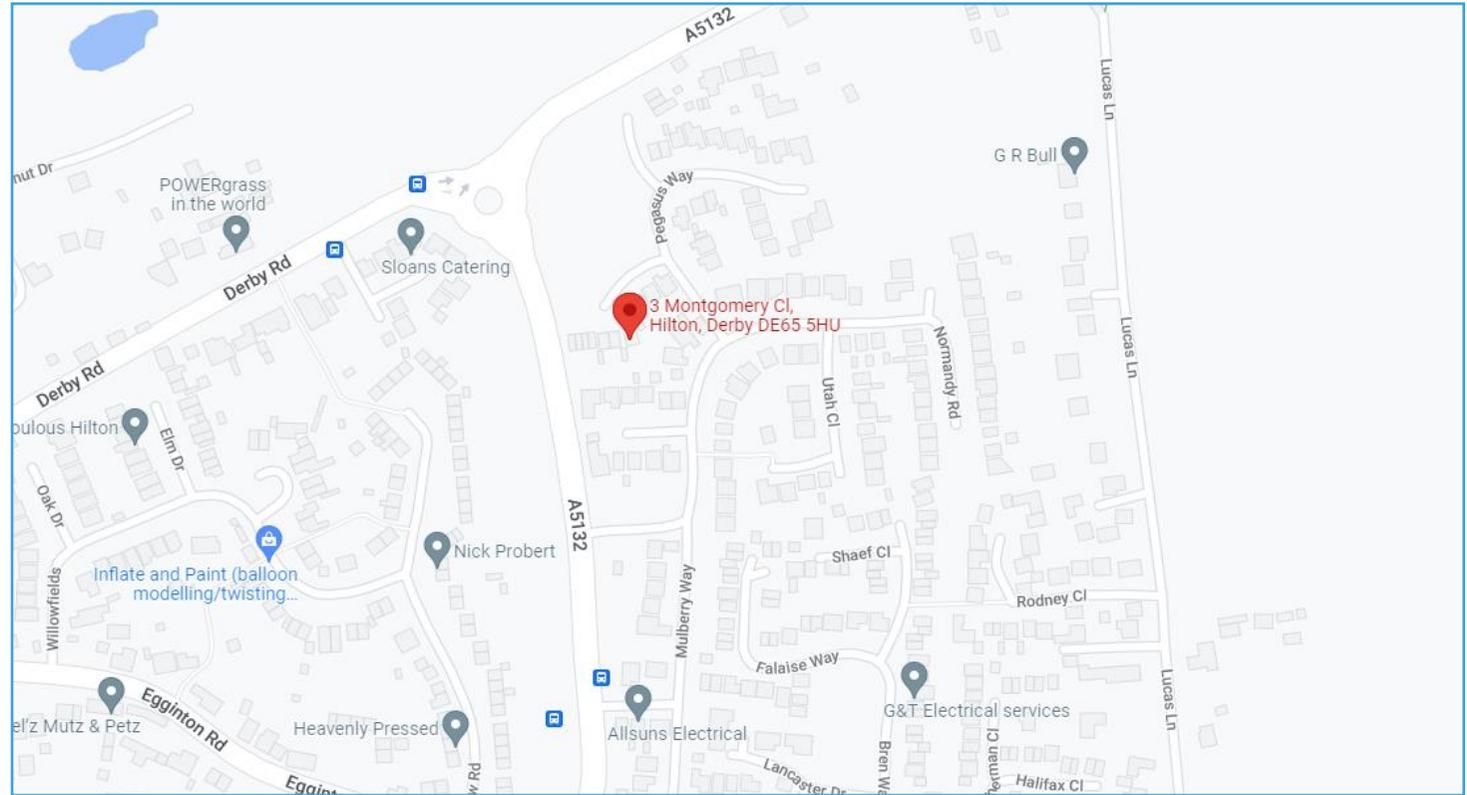
Upon entering the property the porch is a great space to leave outdoor shoes before entering into a generously sized lounge area which flows straight through to the lovely dining area. This is a great space with room for a dining table and chairs and has access to the back garden through sliding doors, which allow lots of natural light into the room. This then leads on to a bright kitchen space, which has plenty of cupboards and worktop space. There is room for a washing machine, a fridge-freezer and has an integrated oven and hob. There is a back door in the kitchen with leads out to the garden. Upstairs the master bedroom benefits from fitted wardrobes and a modern en-suite. Bedroom two is also a double room with plenty of space for clothing storage.

Bedroom three is a good sized single bedroom. The family bathroom has been modernised and comprises of a bath, sink, WC and heated towel rail. Outside, the back garden is well presented with a patio area with plenty of space for outdoor dining, grass and mature borders. There is access to the side of the property which takes you to the front of the house secured by a wooden gate. To the front there is a small garden area and driveway parking for at least two cars along with an integral single garage. ***Why you will love this home - With driveway and garage parking, beautifully presented throughout and three great sized bedrooms, this would make a wonderful home for a small family!***



Montgomery Close Hilton

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

Energy Efficiency Rating	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(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, Scotland & Wales		EU Directive 2002/91/EC



Help for buyers

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



Help for sellers

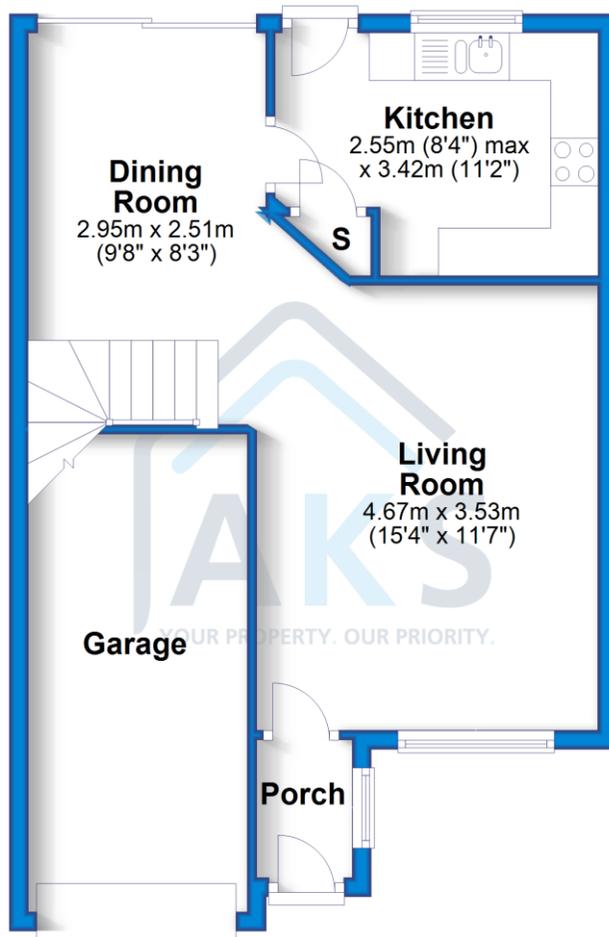
If you're thinking of selling, we'd love to help you.



The Floor Plan

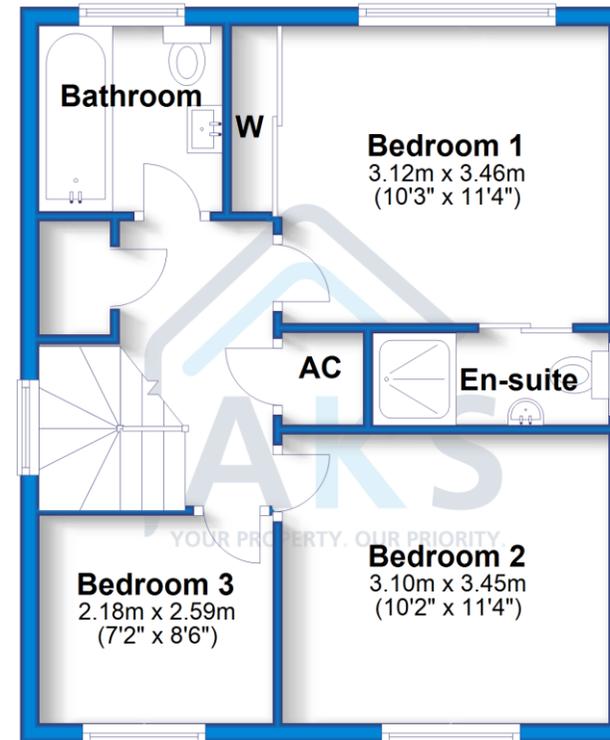
Ground Floor

Approx. 50.3 sq. metres (541.3 sq. feet)



First Floor

Approx. 44.6 sq. metres (480.3 sq. feet)



Total area: approx. 94.9 sq. metres (1021.5 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.