

# Woodhead Way, Hilton

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Offers in excess of  
**£250,000**



This property at a glance:



1



3



2



2



B



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# Woodhead Way, Hilton



## Sam says:

"This is my favourite part of the Hilton Valley Estate, tucked away at the end of the cul-de-sac with it's woodland outlook, you can really enjoy the peace and quiet. This home feels so welcoming, as soon as you walk through the door, it has a real cosy but modern feel. The breakfast kitchen is to the front of the home and is a bright and inviting space with all of your appliances integrated. This space is modern, sleek and practical. There's also plenty of room for a table which looks out to the beautiful views. The living room is at the back of the house, a lovely room with a great media wall and French doors leading out to the garden! The downstairs also has a guest WC, which is great when you have guests or little ones! There's even some under stairs storage. Upstairs, the master bedroom is just lovely. Beautiful views, modern décor, fitted storage and a really modern en-suite, what more could you need! There are two further good sized rooms and the family bathroom, making this a great family home. The garden has been fully landscaped with a patio, artificial lawn and decking making this a lovely low maintenance space to enjoy. Not only is the home itself great, but the area is fantastic, close to walks, schools and amenities. I think this is a fantastic choice of home!"



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# Woodhead Way, Hilton



## Did you spot...

This 3 bed semi is situated on the edge of Hilton's woodland walk



## A message from the seller:

"Welcome to our home! We have loved living here for the past 3 years, spoiled with a fabulous view and quiet location. We moved in before having our baby and getting married. Now, with a view to growing our family, we would like to find our family's forever home".





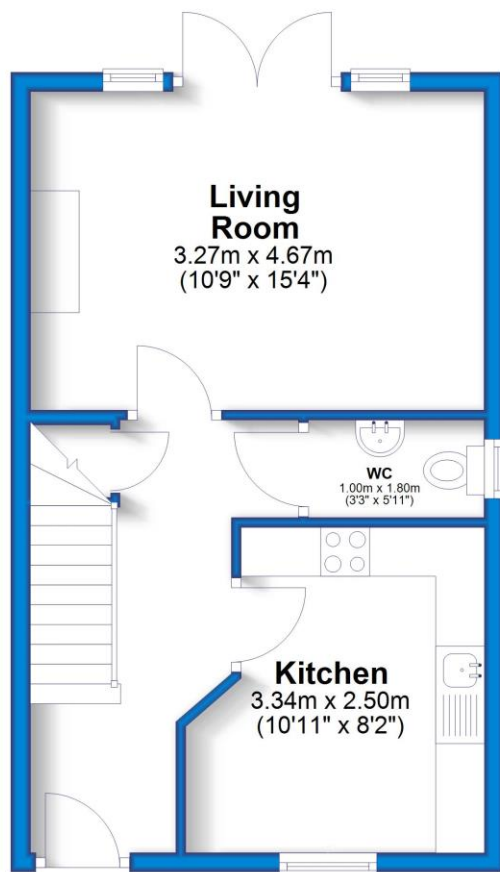
# Floor Plan



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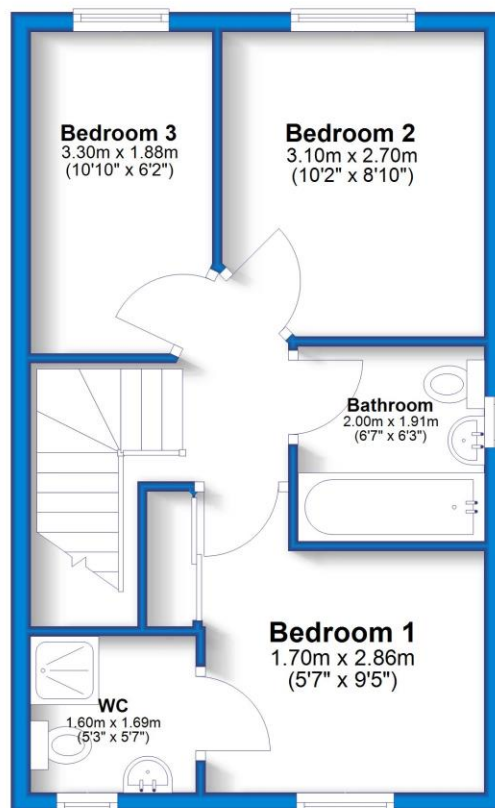
## Ground Floor

Approx. 36.4 sq. metres (391.7 sq. feet)



## First Floor

Approx. 36.3 sq. metres (391.1 sq. feet)



Total area: approx. 72.7 sq. metres (782.8 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		95
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





300+ 5 star Google Reviews



## Key Features:

- 3 BEDROOM SEMI-DETACHED HOUSE
- MODERN DÉCOR
- LOW MAINTENANCE GARDEN WITH DECKING AND ARTIFICIAL LAWN
- SIDE BY SIDE PARKING
- BEAUTIFUL WOODLAND VIEWS
- 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 **Sam** call  
**01332 30 30 30**

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

