

# Windermere Drive, Hilton

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£340,000



This property at a glance:



1



4



2



3



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# Windermere Drive, Hilton



## Sam says:

"This is such a beautiful home with so much to offer. The current owners have done a fantastic job of keeping this home nice and modern. Outside to the front there's a double driveway and the single garage at the side, with a further parking space that has been created across the front. Inside, the hallway is a bright and welcoming space which leads into, the living room, kitchen/diner and WC.

The kitchen is a modern space with integrated appliances and a matt surface, finished with gorgeous quartz worktops and LED lights running under the units.

With plenty of room for a family dining table in here, this would be a lovely space to enjoy meal times. At the back of the house, the living room is a really inviting space with a large window as well as double doors allowing lots of natural light in, with the beautiful out in to the private garden space. The media wall in here is a really nice feature with a built in fireplace and TV, this is a great room to relax or socialise. There's a guest WC downstairs too which is always handy.

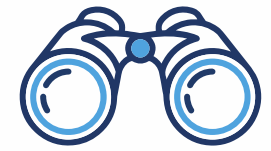
Upstairs on the first floor you'll find bedrooms 2, 3 and 4, two of which have fitted storage space. The family bathroom is also on this floor, which is a fully tiled, lovely neutral room with a shower over the bath. The top floor is a fantastic space where you'll find the master bedroom, this room has both the original fitted wardrobes as well as the addition of newer wardrobes and units, but let me assure you, there's still loads of floor space! The front window, as well as the velux at the back create a wonderful bright space.

Furthermore, the modern en-suite shower room with velux window makes this a great self-contained area of the house. The back garden is another favourite for me - there are multiple areas for seating, plenty of lawn and the garden is secluded and private. There's a side door access into the garage conversion too, meaning you can lock yourself away in the office space so not to be disturbed! However the front of the garage has been kept as storage, so you still have that space! This home has so much to offer and is in a fantastic location, what a great choice for a family home!"

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## Did you spot...

The top floor has a large bedroom, ensuite and built in storage



## A message from the seller:

"Welcome to our house! We have loved living here for nearly 6 years. Its close proximity to the local shops and pubs. We enjoy many long walks around the mease woodland and local green spaces. We have lived in Hilton for 19 years raising our children here and they attended local primary and secondary schools. Our neighbours are so friendly and chatty who we got to know very well. We're sure you'll love it here".



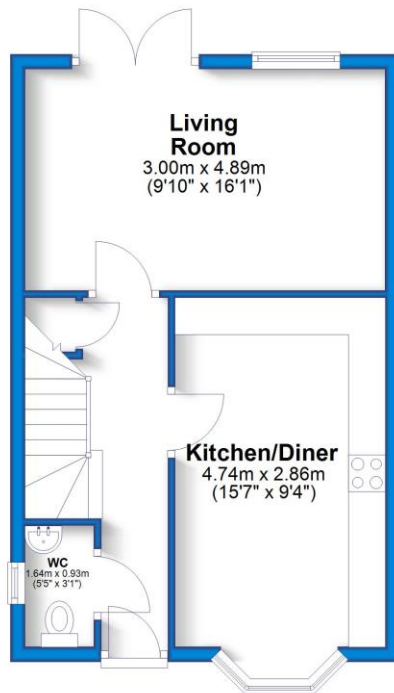
# Floor Plan



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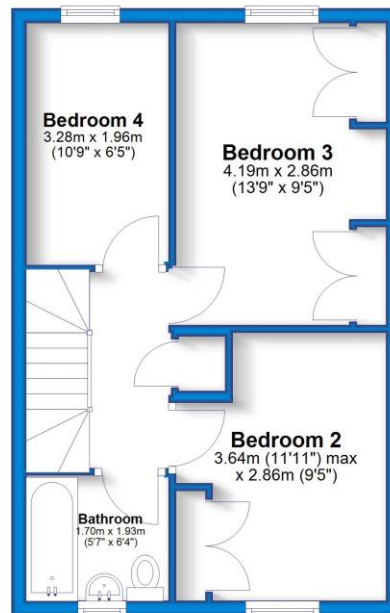
## Ground Floor

Approx. 38.5 sq. metres (414.7 sq. feet)



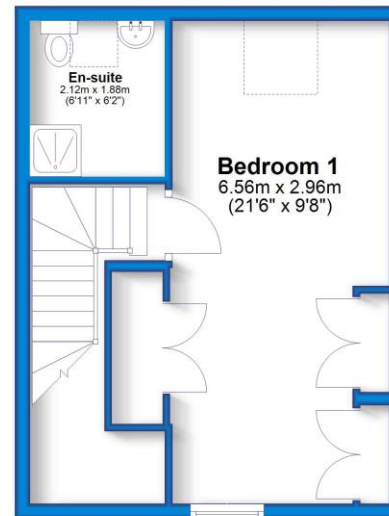
## First Floor

Approx. 35.0 sq. metres (377.1 sq. feet)



## Second Floor

Approx. 32.2 sq. metres (346.2 sq. feet)



Total area: approx. 105.7 sq. metres (1138.0 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





300+ 5 star Google Reviews



## Key Features:

- DETACHED 3 STOREY, 4 BEDROOM HOME
- MODERN KITCHEN WITH BUILT IN APPLIANCES
- LARGE MASTER BEDROOM WITH MODERN BUILT IN FURNITURE AND EN-SUITE
- GARAGE/OFFICE SPACE
- PRIVATE GARDEN
- QUIET CUL-DE-SAC LOCATION
- CLOSE TO ALL LOCAL AMENITIES



## 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 Etwell.



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

