

# New Road, Hilton

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Offers in excess of  
**£185,000**



This property at a glance:



1



2



1



1



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# New Road, Hilton



## Sam says:

*"This is a lovely home in a great location, just a short walk to all the local amenities Hilton has to offer. You can tell this home has been loved and cared for over the years. The living room is a bright, welcoming and comfortable space, with a feature fireplace and sliding doors into the conservatory which is a lovely addition, looking out onto the beautiful garden. I think the kitchen in this house is a great space, it has plenty of worktops, a double oven and under counter appliances, the kitchen units are in great condition and could be easily modernised by painting them. There is also a back door providing direct access into the garden as well as the parking space at the back.*

*The main bedroom is a great size double, with plenty of built in storage, looking out to the beautiful garden, making this room a lovely quiet space. The second bedroom is also a really good size double with large fitted wardrobes in there too. The toilet and shower room are separate which I think is great, however if this isn't to your preference, this could be made into one larger shower room.*

*The garden really is a lovely, peaceful space, full of gorgeous mature shrubs, bushes and trees. There is a pathway leading through the garden which takes you to the parking at the end. This is a lovely home in a fantastic area not to be missed!"*



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## Did you spot...

This great home has off road parking at the end of the garden



## A message from the seller:

*"Welcome to our house! Selling this house is very bittersweet, it was a beloved family home for 45 years, countless happy memories where generations gathered, laughter from every room, enjoying the beautiful garden and summer days on the "sun trap" patio. Its location remains a key part of its charm, offering the best of both worlds. We always love the quiet and private location with the benefits and convenience of being just a stone's throw from local shops and welcoming pubs, making errands easy and social outings a short stroll away. A sad day to have to sell but this was a very happy home and we are sure it will provide equally happy memories in it's next chapter".*







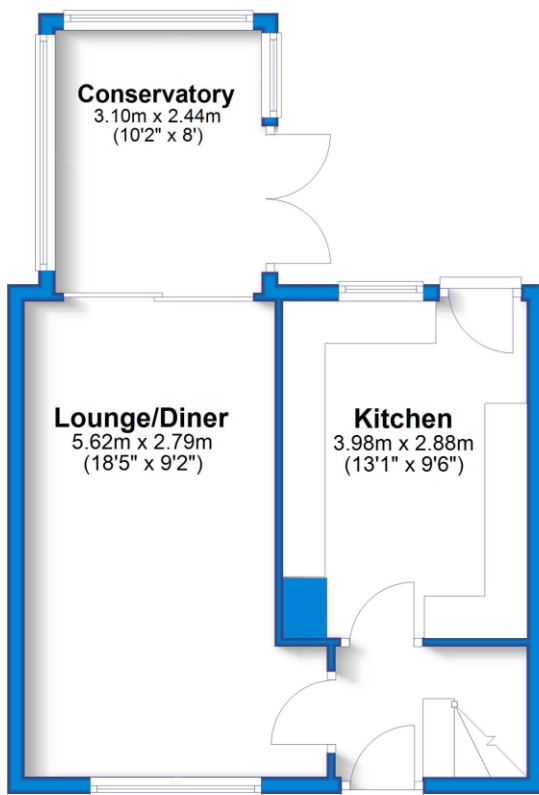
# Floor Plan



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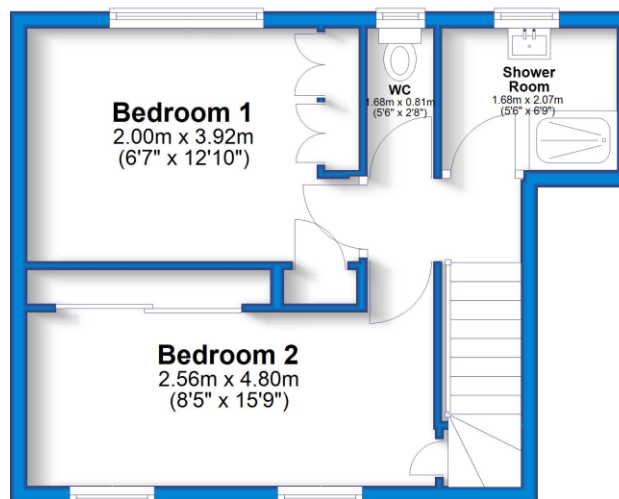
## Ground Floor

Approx. 40.3 sq. metres (433.5 sq. feet)



## First Floor


Approx. 33.5 sq. metres (361.0 sq. feet)



Total area: approx. 73.8 sq. metres (794.5 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	<b>57</b>	<b>81</b>
(81-91) <b>B</b>		
(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 



200+ 5 star Google Reviews



## Key Features:

- QUIET LOCATION
- 2 GREAT SIZED BEDROOMS
- LARGE GARDEN
- REAR PARKING SPACE
- CLOSE TO LOCAL AMENITIES
- EPC RATING D



## 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

