

# Avon Way, Hilton

aksresidential.com

£325,000



This property at a glance:



2



4



2



2



E



Watch the video





# Avon Way, Hilton



## Jodie says:

*"This is a lovely 4 bedroom home in a fantastic location within Hilton Village. Outside offers a double driveway and single garage, whilst inside has plenty of living space for the family! The living room is to the front of the home and feels like a spacious area which flows beautifully into the dining space with doors out to the garden. The kitchen is a well equipped room, with space for under counter appliances and glossy black worktops making it a really attractive space. There's a utility room too, offering more cupboard space, a sink and even more areas for appliances! There's a guest WC downstairs too which is great for guests."*

*Upstairs, bedrooms 1 and 2 are a fantastic size, both having fitted wardrobe space. Bedroom two is especially lovely with it's dorma windows adding brightness and extra over stairs cupboard, whilst bedroom one benefits from an en-suite. The further two rooms are a generous size too. There's a family bathroom as well, which has a modern design and a shower attachment on the bath which is handy."*

*Outside, the garden is a great space. Mainly lawn with some patio area, it's essentially a blank canvas that you could easily put your own stamp on. Some mature bushes and a beautiful tree add privacy and colour. Overall, this is a fantastic family home in a great location close to everything you might need!"*



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## Did you spot...

This lovely family home has an integrated garage and driveway parking for 2 cars



## A message from the seller:

"Welcome to my house. We have loved living here for the last 9 years. We have made the most amazing happy memories. It is in a perfect location for all your local amenities shops, school, park, woodland walks and pubs. We have the friendliest of neighbours and I am sure you will love living here. "





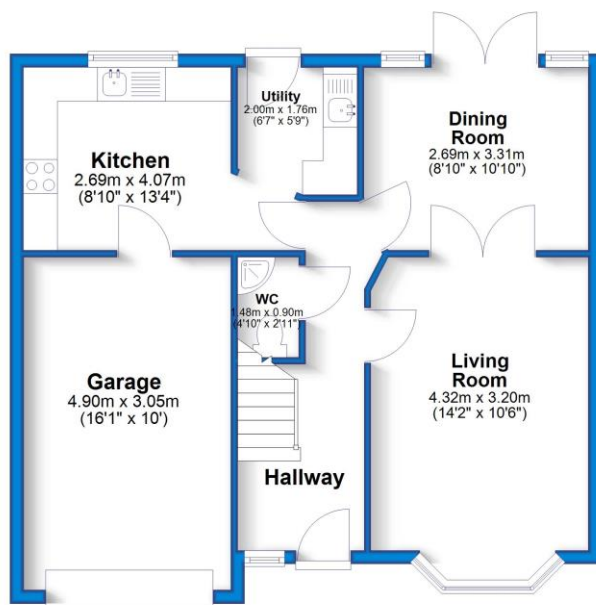
# Floor Plan



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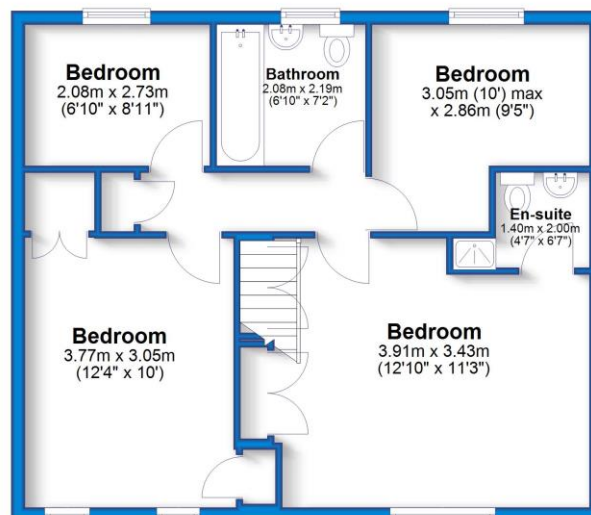
## Ground Floor

Approx. 61.2 sq. metres (658.9 sq. feet)



## First Floor

Approx. 94.7 sq. metres (1019.4 sq. feet)



Total area: approx. 155.9 sq. metres (1678.3 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>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(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:

- 4 BEDROOM DETACHED HOUSE
- SPACIOUS DOWNSTAIRS LIVING
- EN-SUITE SHOWER ROOM TO BEDROOM 1
- SIDE BY SIDE PARKING AND INTEGRATED GARAGE
- GREAT LOCATION, CLOSE TO LOCAL AMENITIES
- EPC RATING E



## 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 **Jodie** call **01332 30 30 30**

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

