



Otter Street
Hilton

Asking Price Of £230,000



Otter Street Hilton

FOR SALE WITH NO UPWARD CHAIN, THERE IS DRIVEWAY PARKING, A GARAGE AND A CONVERTED LOFT ROOM!

This spacious three bedroom family home has a fantastic loft room, an open plan kitchen diner and the benefit of an en-suite to the master bedroom. For sale with no upward chain, this home is a must see!

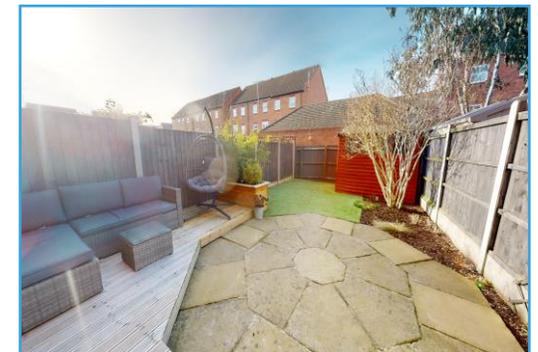
When entering the home, the house is in an immaculate condition and ready to move straight into. Downstairs, there is a hallway with a tiled flooring which has access into the large garage which also has its own door out into the garden. The garage is a great size being 21'10 x 8'1 which includes a utility area with space and plumbing for a washing machine. There is a downstairs WC under the stairs and the third bedroom is to the ground floor which has double doors out into the garden. This room could also be used as a study. To the first floor, the living room is a fantastic size and to the back of the home which gives plenty of privacy as well as plenty of light through the two windows. The kitchen dining room is to the front which has a fitted hob and oven as well as space for a fridge,

freezer and dishwasher. Also to the landing, there is a useful additional storage cupboard. To the top floor, the master bedroom is a fantastic sized room. With plenty of space for a double bed, or larger, there is also plenty of room for other bedroom furniture. It has its own en-suite with a double shower cubicle, toilet and sink. The second bedroom is also a double bedroom and there is a family bathroom. The loft has been converted to a loft room, with a velux window, carpet and power, it is a great size measuring 9'2" x 16' 1", this is a useful extra space. Outside, to the front, there is driveway parking for two vehicles as well as a large garage space. The back garden is west



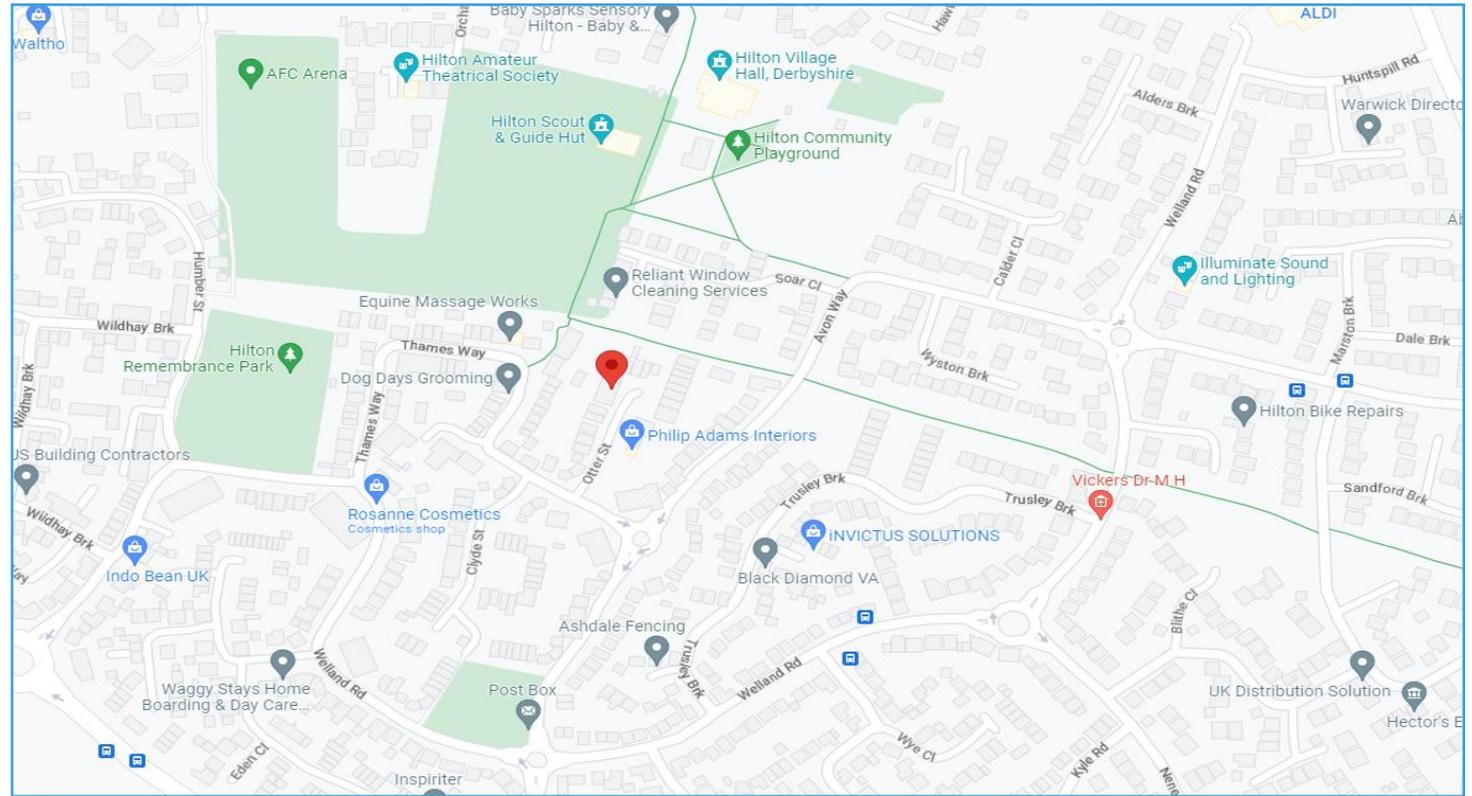
facing so gets plenty of sunlight. It has a decked seating area and an artificial lawn making it a low maintenance garden with plenty of potential.

Why You'll Love This Home - With the converted loft room, a large garage and driveway, this home has a fantastic amount of space and is for sale with no upward chain!



Otter Street 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 Etwell. 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 |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 87 |
| (69-80) | C | 74 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| 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

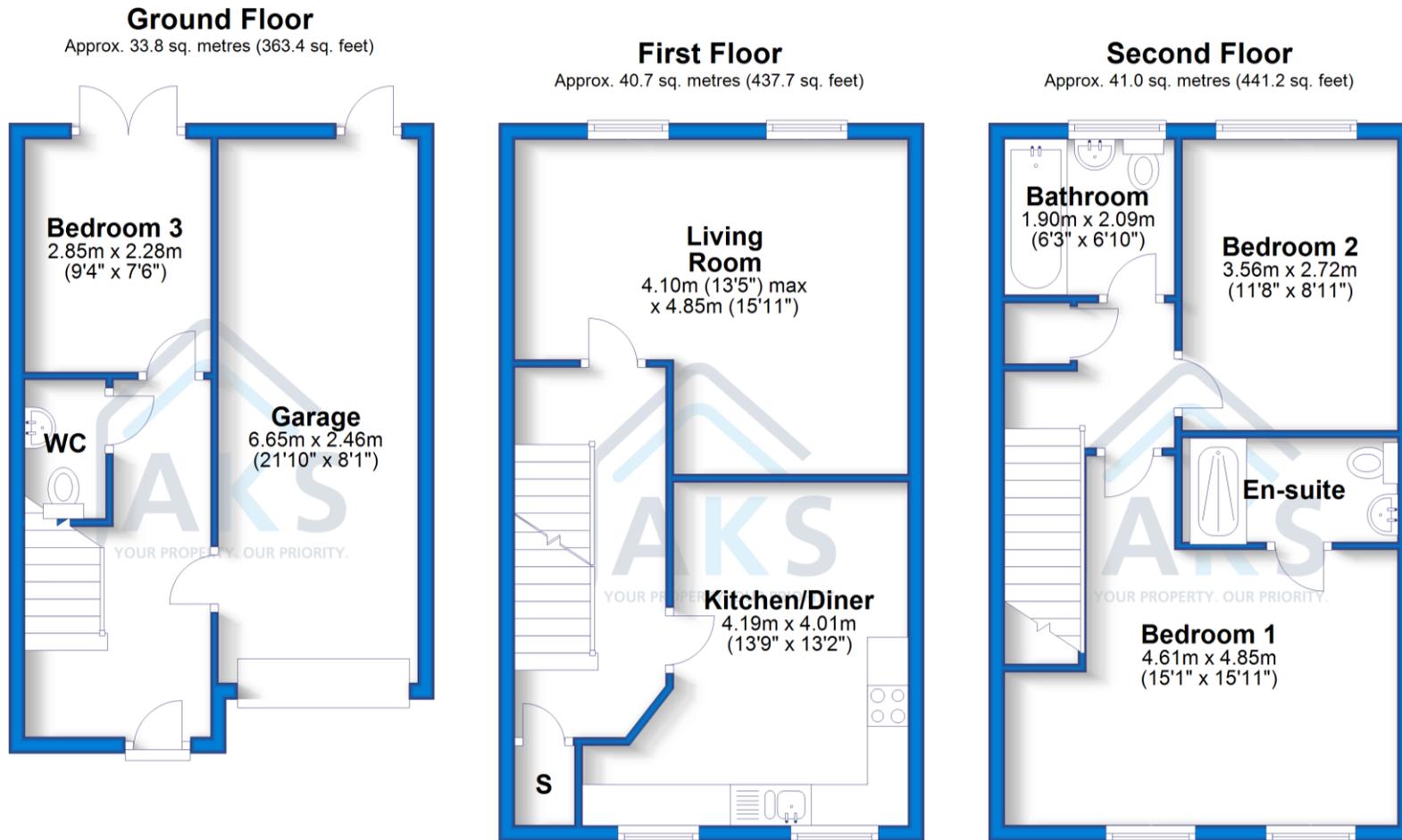


Help for sellers

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



The Floor Plan



Total area: approx. 115.4 sq. metres (1242.4 sq. feet)

Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

t: 01332 303030 e: hello@aksresidential.com w: www.aksresidential.com

  @aksresidential

 The Property Ombudsman

 AKS

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.