

Foss Road, Hilton

aksresidential.com

Offers in excess of
£250,000



This property at a glance:



1



4



2



1



B



Watch the video



Foss Road, Hilton



Sam says:

"This is a really spacious 4 bedroom home. As you enter the hallway, it's a bright spacious area with plenty of space for storage as well as a handy storage cupboard and space under the stairs too. The kitchen is a bright modern space with plenty of room for undercounter appliances or even a breakfast bar! At the back of the house is a spacious lounge/diner with sliding doors opening up into the garden, a really attractive space! On the middle floor, bedroom 3 and 4 are both good size doubles. The family bathroom is also on this floor. With a separate bath and shower, this is really handy for a bigger family. The top floor is a really great area, the large master bedroom has plenty of built in storage as well as an en-suite shower room. The finish in here is beautiful. In addition, the second bedroom is a really lovely space, with three Velux windows flooding the room with light."

Outside the garden is a lovely suntrap, with a patio area as you step out of the door, lawned area as well as decking, giving you plenty of choice for placing your garden furniture. There are 2 points of access into the garden, 1 takes you out to the garage and driveway and the other gives side access to the front of the house. I think this would make a fantastic family home, in a great location!"



aksresidential.com

Foss Road, Hilton



Did you spot...

This lovely home has
a large master
bedroom and enuite



A message from the seller:

"Welcome to our fantastic family home in Hilton! A change in life circumstances have forced us to sell. It's spacious, practical, has a lovely BBQ sun trap, 4 double bedrooms with the master being especially spacious! To top it off, great road links and surrounded by some lovely neighbours. It's ready for another happy family to enjoy it's benefits. Happy Viewing!"





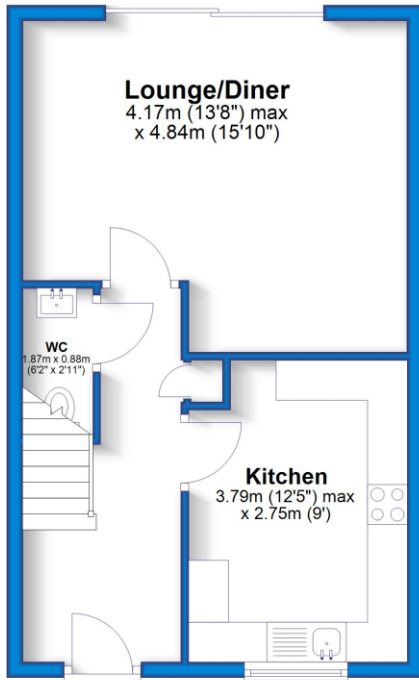
Floor Plan



aksresidential.com

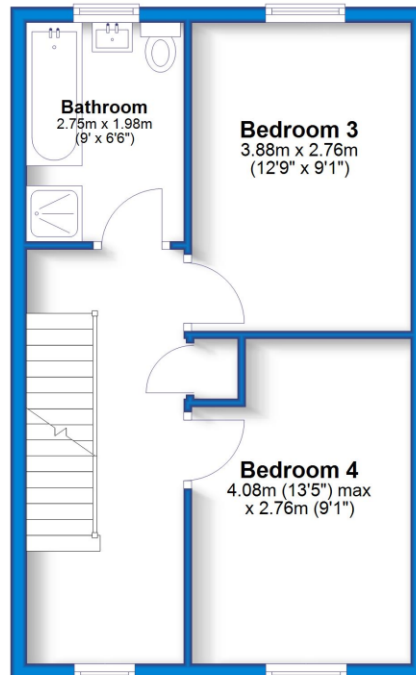
Ground Floor

Approx. 39.0 sq. metres (419.8 sq. feet)



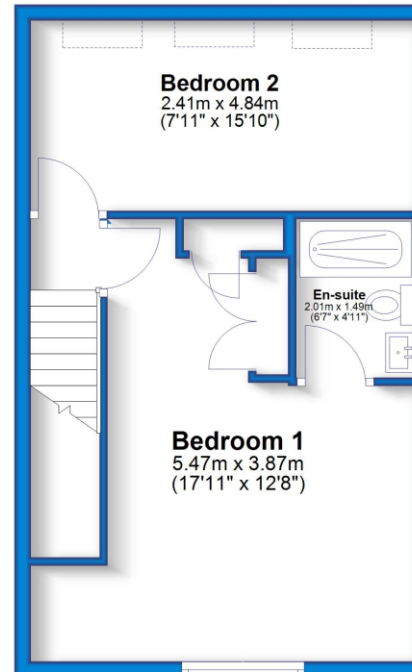
First Floor

Approx. 39.0 sq. metres (419.8 sq. feet)



Second Floor

Approx. 39.1 sq. metres (420.9 sq. feet)



Total area: approx. 117.1 sq. metres (1260.4 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



300+ 5 star Google Reviews



Key Features:

- 3 STOREY, 4 BEDROOM HOUSE
- MODERN KITCHEN
- LARGE MASTER BEDROOM WITH EN-SUITE
- END OF TERRACE
- GARAGE AND DRIVEWAY PARKING
- EPC RATING C
- CHAIN FREE



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

