

Welland Road, Hilton

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Offers in excess of
£285,000



This property at a glance:



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Watch the video



Welland Road, Hilton



Jodie says

"This beautifully presented three-bedroom detached home offers spacious living and modern comforts. From the moment you arrive, this home has so much kerb appeal with the well established front garden, double driveway and single garage. As you head inside to the spacious entrance hallway, you can access the guest WC, kitchen and living space from here! The kitchen has plenty of storage and worktop space as well as lots of floor space with side access into the garden. There are areas for numerous free standing appliances in here. From the kitchen, you can head into the dining room which is located between the living room and the conservatory. Because these areas flow into each other so well, a really versatile living space has been created here! The living room has a bay window, flooding the room with natural light. The conservatory roof has been insulated making this a practical room all year round. Currently being used as an office, I think this makes such a wonderful area to work, looking out into the peaceful garden space.

Upstairs has three well-proportioned bedrooms, offering flexibility for families, guests, or home working. The main bedroom has built in storage as well as an en-suite shower room. The family bathroom has a modern suite with bath and overhead shower. The garden is such a beautiful area, with a patio area as you step out of the conservatory, a lawned area and well established borders. There is also a large shed which is great for storing all of your additional gardening tools. This is a wonderful family home in a sought after location in Hilton Village, with the local amenities just a stone's throw away!"



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Did you spot...

This spacious home
has three reception
rooms



A message from the seller:

"I have lived in this house watching the kids grow up for 15 years and plan to move to a similar, bigger house in the village. I often work from home and love watching the birds in the garden as I work".





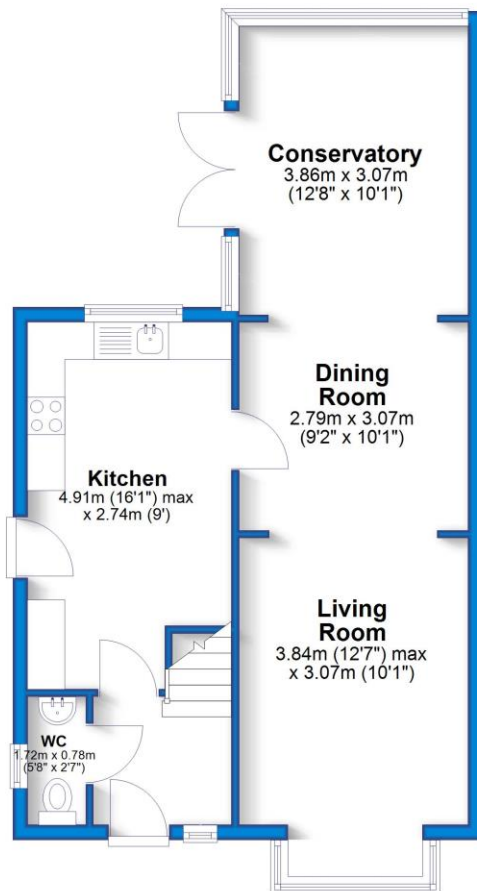
Floor Plan



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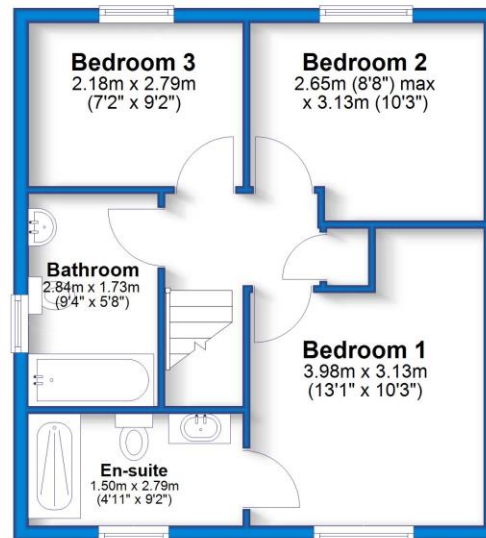
Ground Floor

Approx. 52.5 sq. metres (565.5 sq. feet)



First Floor


Approx. 40.7 sq. metres (438.6 sq. feet)



Total area: approx. 93.3 sq. metres (1004.1 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C	78	
(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:

- THREE BEDROOM DETACHED HOUSE
- MAIN BEDROOM WITH EN-SUITE AND BUILT IN FURNITURE
- VERSATILE DOWNSTAIRS LIVING SPACE
- DOUBLE DRIVEWAY, GARAGE AND EV CHARGING POINT
- FRONT AND REAR GARDEN
- EPC RATING C
- SMART HEATING SYSTEM



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 a pharmacy, 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

