

Bren Way, Hilton

aksresidential.com

£220,000



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This property at a glance:



1



2



1



2



C



Watch the video



Bren Way, Hilton



Jodie says:

"A two bedroom home that has a garage and driveway parking for 2 vehicles, how great is that! Well placed near amenities in a lovely village, I think this would make a fantastic starter home for a family. Downstairs, the living room is a welcoming and bright room. The kitchen diner is to the back of the home and is a really modern and well equipped space with in integrated fridge and dishwasher, and plenty of room for a dining set with a door out to the lovely garden."

Upstairs, the bedrooms are a great size, with one benefitting from some fitted storage. The garden has got to be my favourite thing about this home. Much larger than you'd expect, there's mature borders creating privacy, lots of lawn and patio space and you're barely overlooked. A side door into the garage makes it easy to nip into there from the house. A great home in a quiet, family friendly village location!"

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Did you spot...

This 2 bed home
has a garage and
driveway parking
for 2 cars



A message from the seller:

"I have spent 21 happy years living here, overlooking the green in a quiet and welcoming neighbourhood. Surrounded by friendly people, I have loved living here, tending the garden and creating a relaxing space that also encourages garden birds. However, it is time to move on and buy a house with my new husband!"

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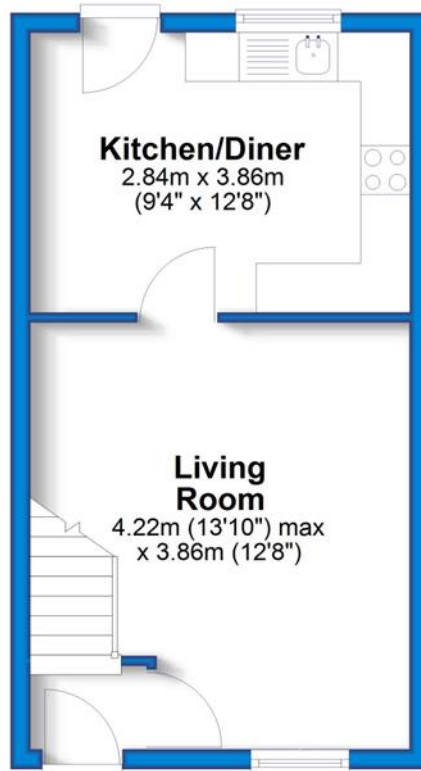


Floor Plan

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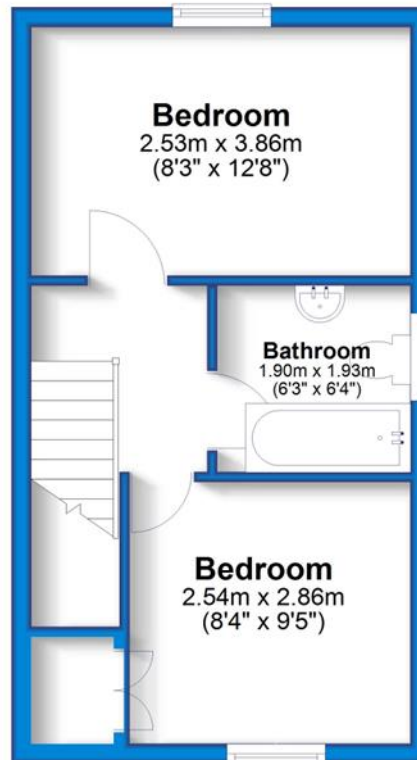
Ground Floor

Approx. 28.0 sq. metres (300.9 sq. feet)



First Floor

Approx. 27.7 sq. metres (298.2 sq. feet)



Total area: approx. 55.7 sq. metres (599.2 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	72	
(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

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Key Features:

- EPC RATING – C
- 2 GOOD SIZED BEDROOMS
- POPULAR VILLAGE LOCATION CLOSE TO AMENITIES
- IDEAL FIRST HOME
- GARAGE AND DRIVEWAY PARKING



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.



300+ 5 star Google Reviews



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



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