

Sherbourne Drive, Hilton

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Offers in excess of
£240,000



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This property at a glance:



Watch the video



Sherbourne Drive, Hilton



Jodie says:

“Upon entering the home, you're greeted by a spacious hallway that sets the tone for the rest of the house. On this level, you'll find a versatile fourth bedroom, ideal as a guest room or home office, alongside a convenient downstairs WC, a utility room with direct access to the garden, and entry into the integral garage.

Upstairs, the generous landing has been cleverly utilised by the current owners to create a stylish office station. The living room offers excellent privacy, being tucked away on the first floor, while the open plan kitchen diner provides a fantastic space for entertaining and everyday family life making it feel like the heart of the home.

To the top floor is the master bedroom, complete with built-in storage and an en-suite. Bedrooms two and three are both great sizes, and there's a modern family bathroom too!

Outside, the back garden is designed for low maintenance, where there's a patio area and a neat lawn, perfect for relaxing or hosting friends. At the front, there's side by side driveway parking and access to the garage. Situated in the heart of Hilton village just a short walk from the school, shops, parks and pubs, this will make a great family home!”

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Sherbourne Drive, **Hilton**



Did you spot...

This lovely family home has a ground floor bedroom



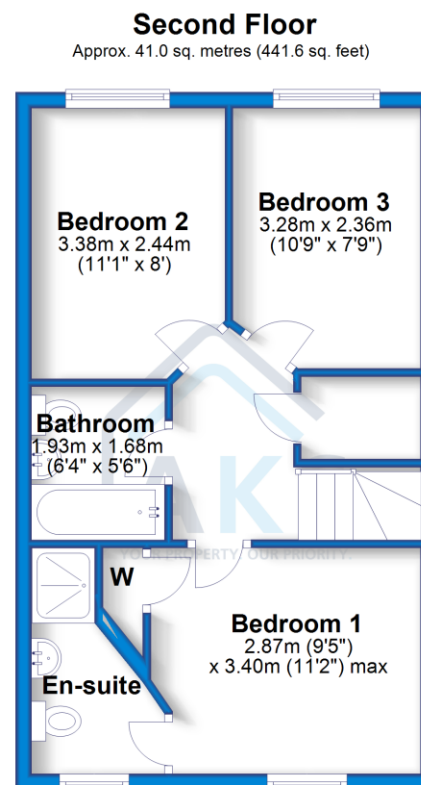
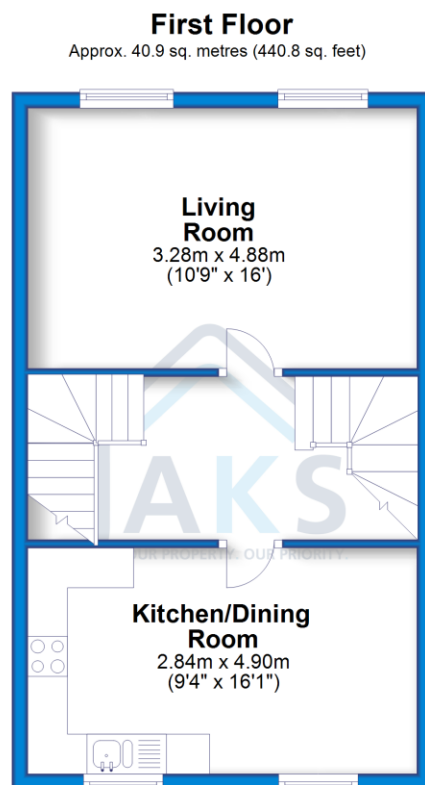
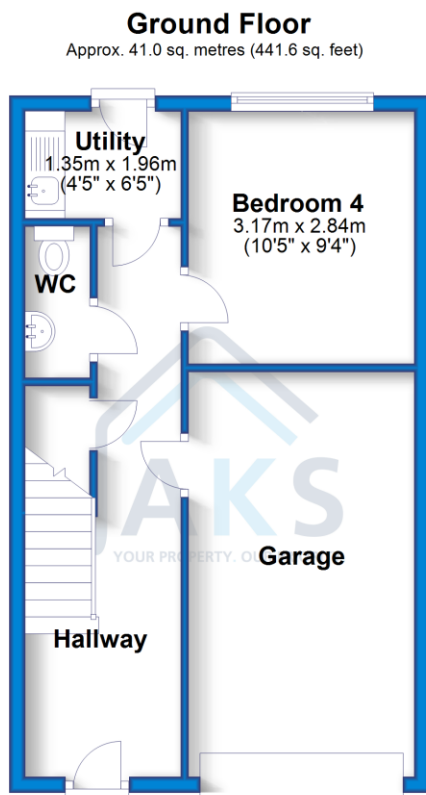
A message from the seller:

"Welcome to our home! This was our first owned home, we have loved living here for the past 4 years and have really enjoyed being part of this wonderful community village. We will miss so much about living here but now feels the right time for us to move on and allow another family to enjoy what we have experienced. The community spirit in Sherbourne Drive really is amazing, wait until you see how much effort people make to decorate their homes for Halloween and Christmas, the local children love this!"

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Floor Plan

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Total area: approx. 123.0 sq. metres (1323.9 sq. feet)

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	75	
(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:

- 3 STOREY, 4 BEDROOM HOUSE
- MODERN KITCHEN-DINER
- GROUND FLOOR BEDROOM, UTILITY AND WC
- EN-SUITE TO BEDROOM 1
- SIDE BY SIDE PARKING AND GARAGE
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS TO A50 AND A38
- EPC RATING C



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 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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