



Dale End Road  
Hilton

Offers Over £250,000



# Dale End Road

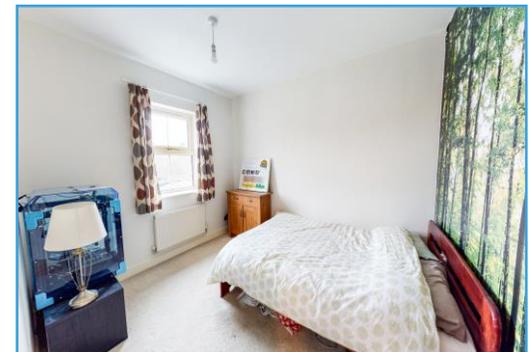
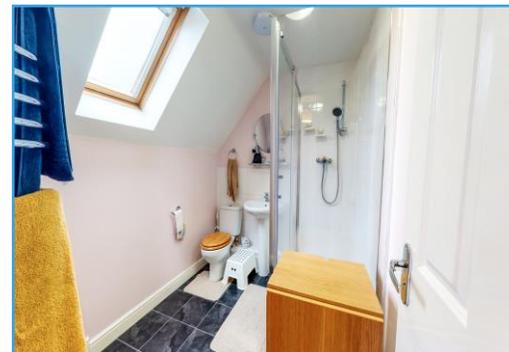
## Hilton

Beautifully presented throughout, this four bedroom family home is in the heart of the village of Hilton, just a short walk to the local amenities and public transport links. With an en-suite and dressing room to the master bedroom, there is a jack and jill bathroom for the second bedroom and it has a west facing garden giving a great extra space to the property.

On entering the property, the hallway gives you access into the downstairs rooms including a kitchen diner which is great for the family, the living room which is to the back of the property making it very quiet and private with doors out onto the garden and a downstairs WC. The first floor as the second, third and fourth bedroom. Two of the rooms are double bedrooms with a jack and jill bathroom for the second bedroom. The fourth bedroom can be used as a single bedroom or would make a great home office! The top floor has the master bedroom. With a fitted storage cupboard, there is a dressing room with fitted wardrobes and a velux window and there is an ensuite with a double shower cubicle, toilet and sink.

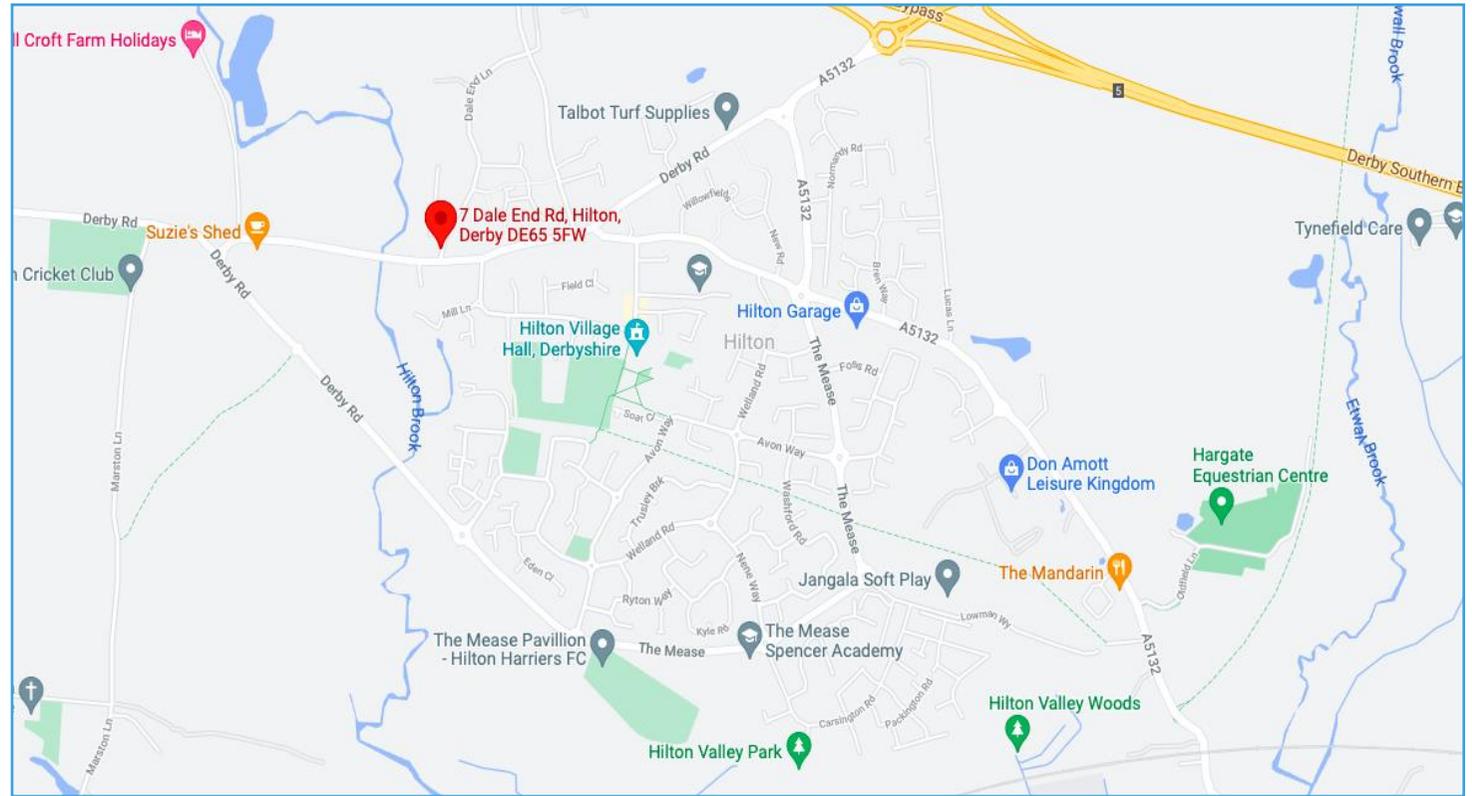
Outside, the property has a west facing garden which gets plenty of sunlight and is a great additional space to the home in summer months. There is a door to access the garage from the garden as well as having a gate to the front of the property. The garden has a lawn and a decked area which gives an additional outdoor seating area.

***Why You'll Love This Home - In a popular area of the village, this is a fantastic sized family home with the benefit of driveway parking and a garage!***



# Dale End Road 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)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>	76	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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

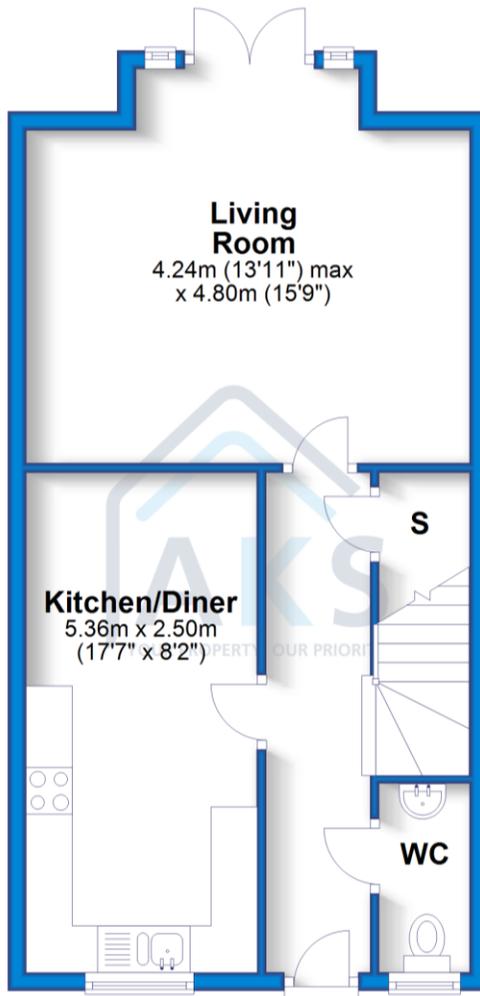
If you're thinking of selling, we'd love to help you.



# The Floor Plan

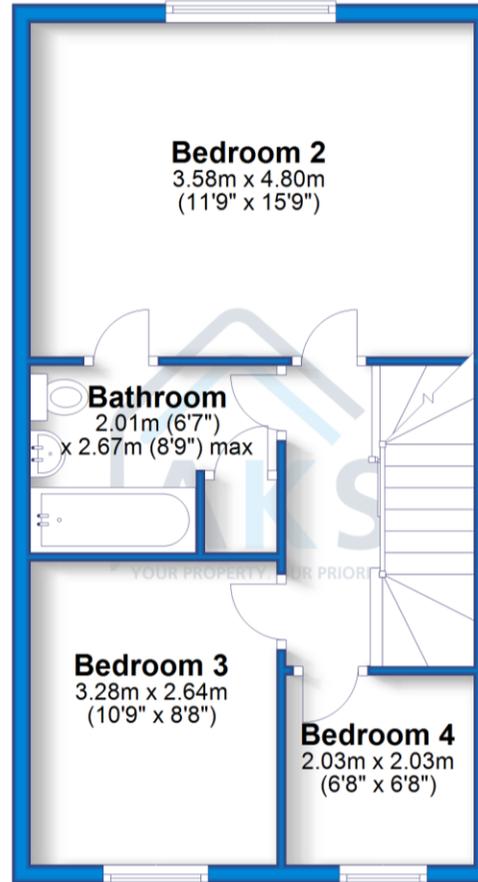
## Ground Floor

Approx. 45.0 sq. metres (484.5 sq. feet)



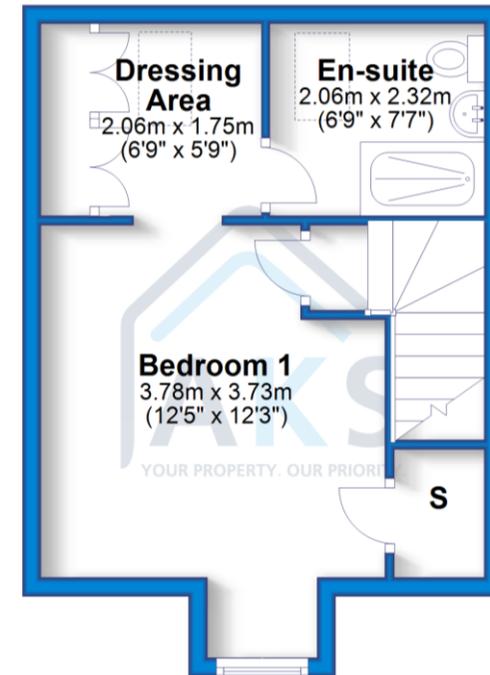
## First Floor

Approx. 44.2 sq. metres (476.3 sq. feet)



## Second Floor

Approx. 29.6 sq. metres (318.2 sq. feet)



Total area: approx. 118.8 sq. metres (1279.0 sq. feet)

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 The Property Ombudsman



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.