



Back Lane
Hilton

Asking Price of £400,000



Back Lane

Hilton

Situated in the older part of the village, this is a beautifully presented family home with a large driveway, a large open plan kitchen dining space with an extension off of it with a family room as well as having a living room to the front. With four double bedrooms and having an en-suite to the master bedroom, this is a fantastic sized family home with a south facing garden!

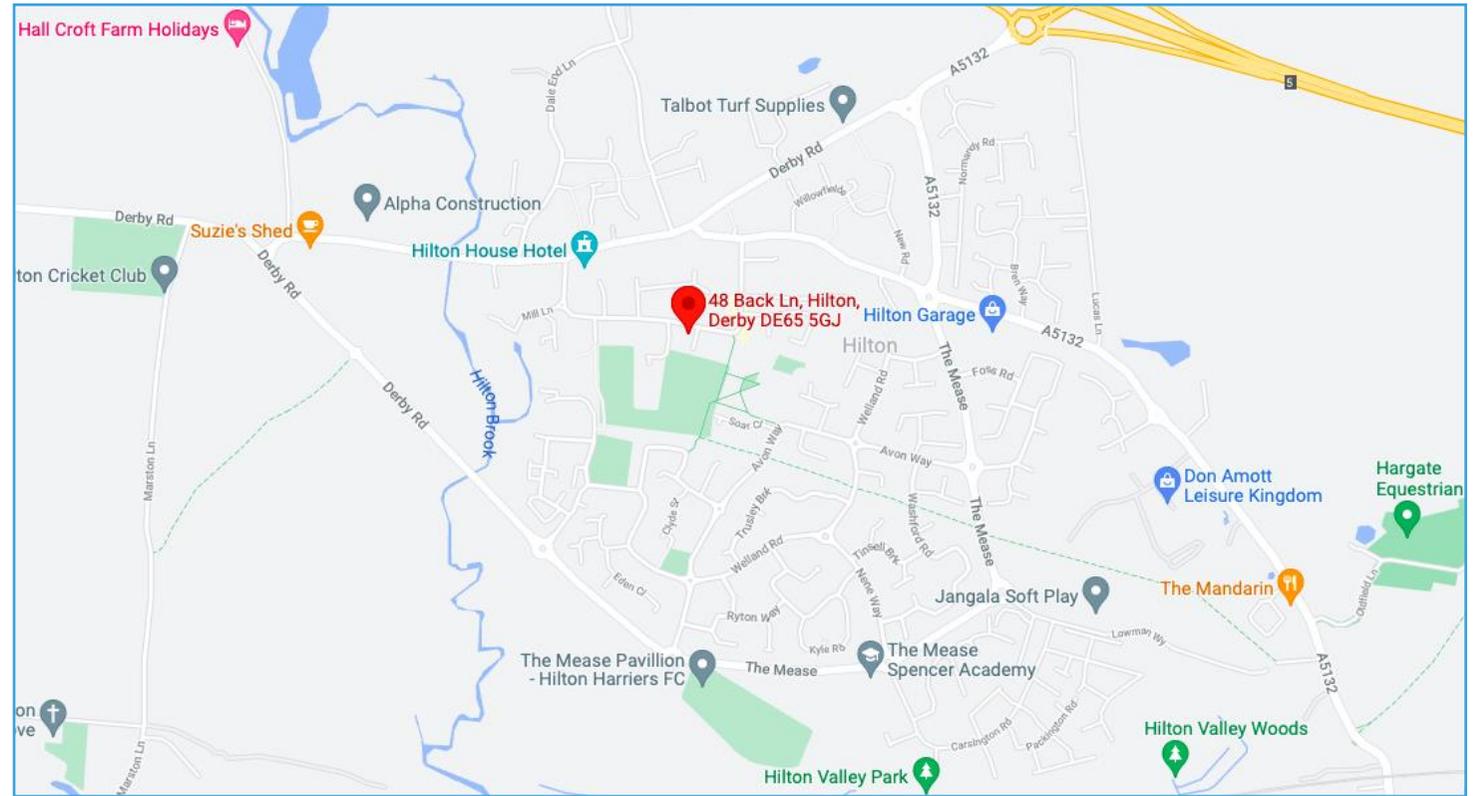
With a beautiful internal finish throughout, all of the internal doors have been changed to wooden oak veneer doors and the property has been extended to create an extra living space with bi-fold doors out onto the south facing garden. On entering the property, the hallway has stairs to the first floor as well as access into the living room and kitchen. The living room has a large bay area to the front giving the room plenty of light and extra space as well as having a multi fuel burner as a great extra feature to the room. The kitchen dining area is to the back of the property, having been opened out, this is a great social area. The kitchen is very modern with a fitted double electric oven, a five ring gas hob, space and plumbing for a dishwasher as well as a breakfast bar seating area. The dining area has space for a dining table and then is open with the family room which is a beautiful extension adding plenty of extra space as well as plenty of light coming in through the window and bi-fold

doors. Off of the kitchen, there is a utility room with a door out into the garden, a second sink and space for a washing machine as well as access into the downstairs toilet. To the first floor, there are four fantastic sized rooms. All four rooms have built in wardrobes as well as having space for double beds. The master bedroom has its own en-suite with a walk in shower, toilet and sink and is finished to a beautiful standard. The family bathroom also has a large walk in shower, with a toilet, sink and a heated towel rail. Outside to the back, the south facing garden is a great space. With a decked area which gives an additional outdoor seating area, there is a lawn, shed and a gate to access the front of the property. **Why You'll Love This Home - Finished to a beautiful and high standard throughout, this is a fantastic sized family home and one not to miss out on!**



Back Lane 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 Etwall. 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	80
		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

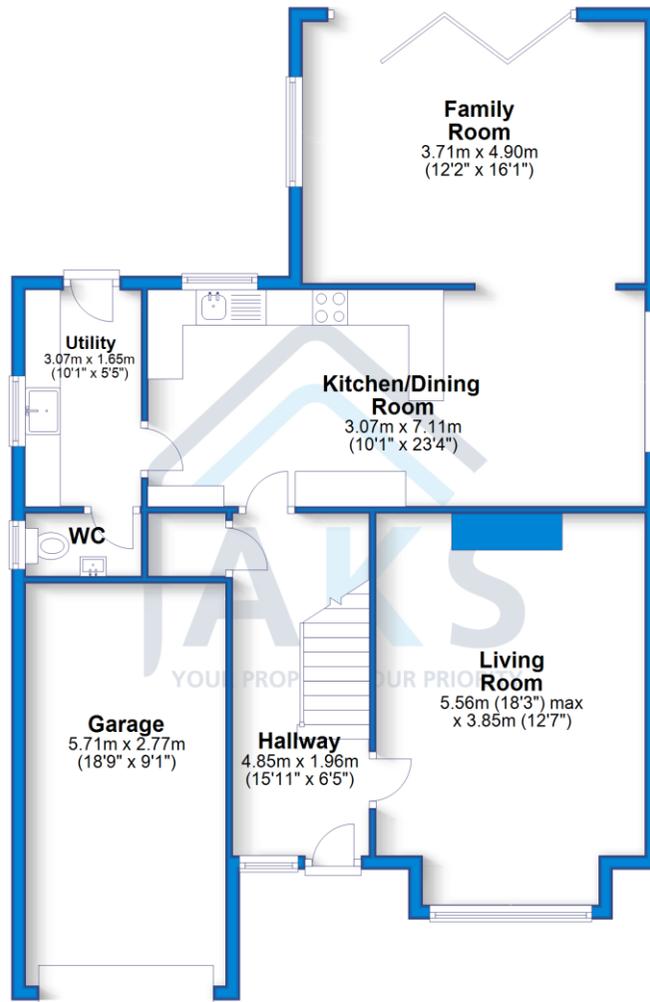
If you're thinking of selling, we'd love to help you.



The Floor Plan

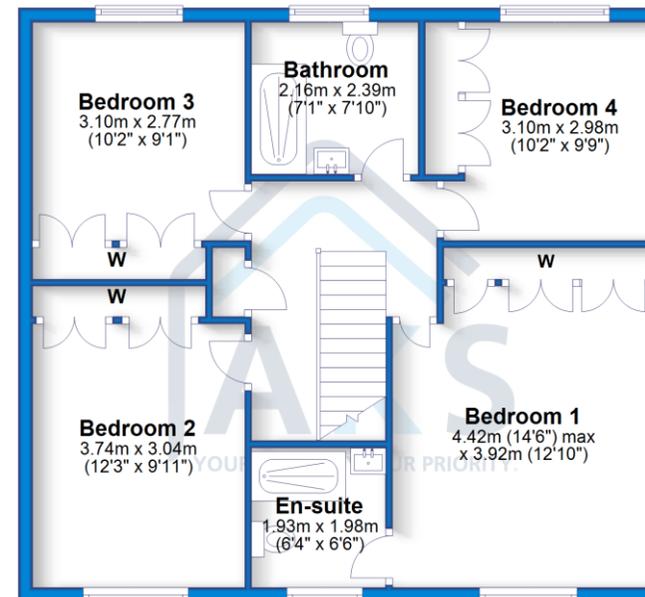
Ground Floor

Approx. 95.9 sq. metres (1032.1 sq. feet)



First Floor

Approx. 70.6 sq. metres (760.1 sq. feet)



Total area: approx. 166.5 sq. metres (1792.2 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.