



Washford Road
Hilton

Offers Over £325,000



Washford Road Hilton

With four bedrooms, master with en-suite, lounge and open plan kitchen dining area, this house makes a fantastic family home.

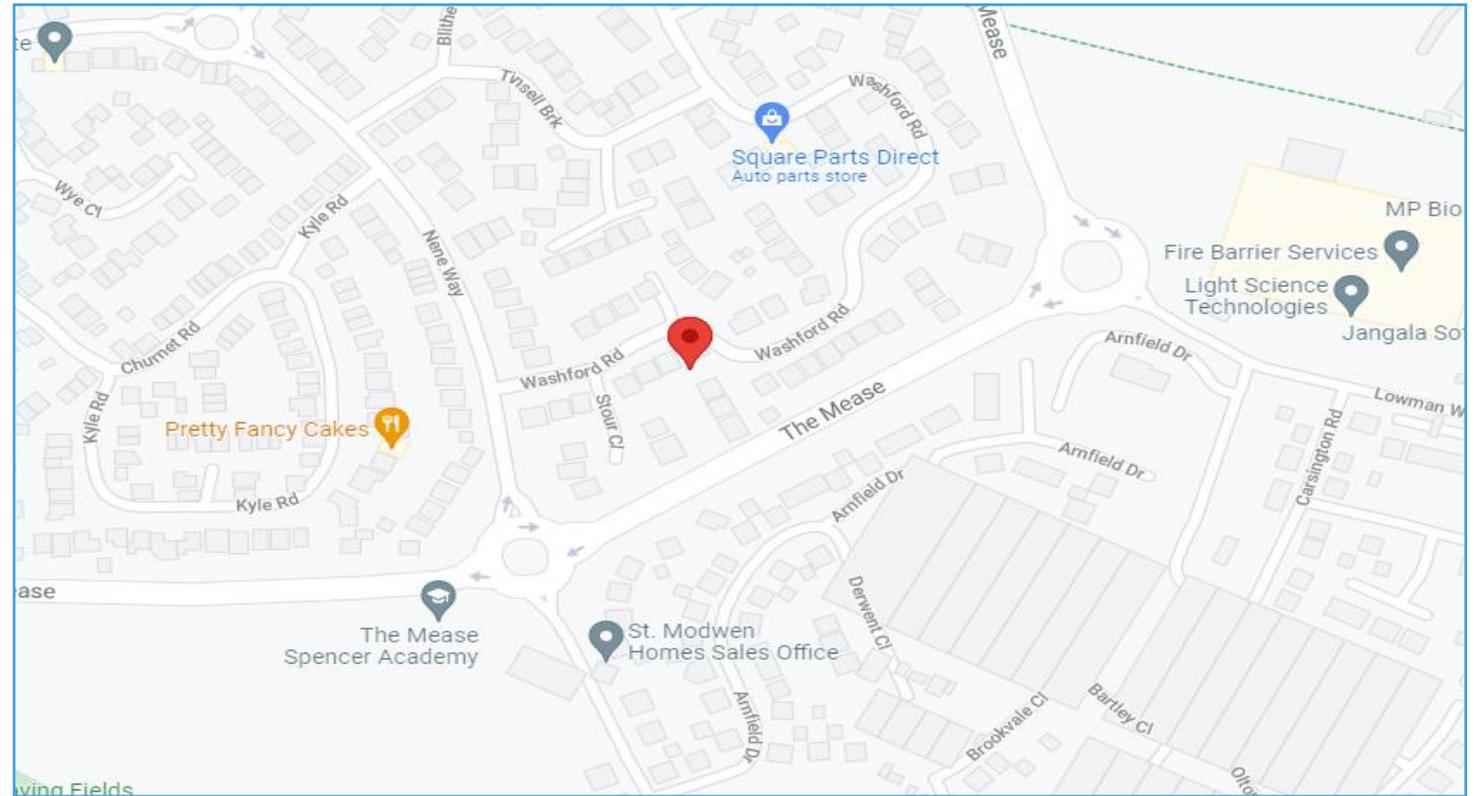
On entering the property, the hallway leads to all downstairs rooms, the lounge is a great size, with a feature fireplace and surround, this then leads through double doors to the impressive kitchen diner. The dining area has patio doors that lead out onto the garden, there is a breakfast bar and lots of cupboard and worktop space. The kitchen also benefits from an integrated fridge freezer, a washing machine, dishwasher, two ovens, a microwave and an induction hob. On the ground floor there is also a WC and door access into the garage. Upstairs, the master bedroom is a great size, with fitted wardrobes and an en-suite comprising of a shower, a sink and a wc. The second bedroom is a great sized double also with fitted wardrobes.

There are two further bedrooms which are both a fantastic size and look out to the back of the property. The family bathroom has a bath with a shower over, a sink and a WC. There is also a storage cupboard on the landing. Outside to the front there is ample driveway parking with space for four cars and an integral garage. The enclosed back garden is a good size and has two patio areas and is mainly laid to lawn. ***Why you will love this home - With four great sized bedrooms, master with en-suite and open plan kitchen diner, this house makes a fantastic family home.***

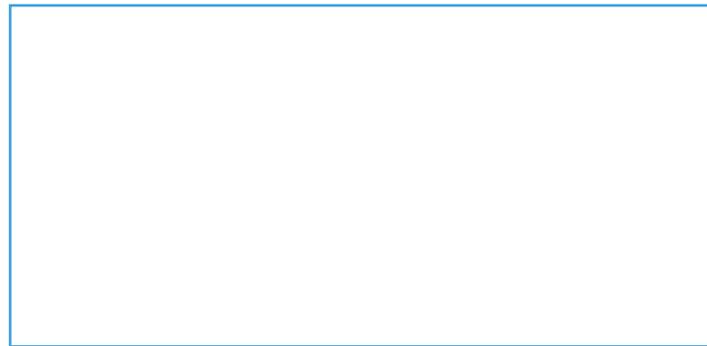


Washford Road Hilton

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 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



Help for buyers

To help your purchase go smoothly we can recommend trusted local mortgage advisors and solicitors



Help for sellers

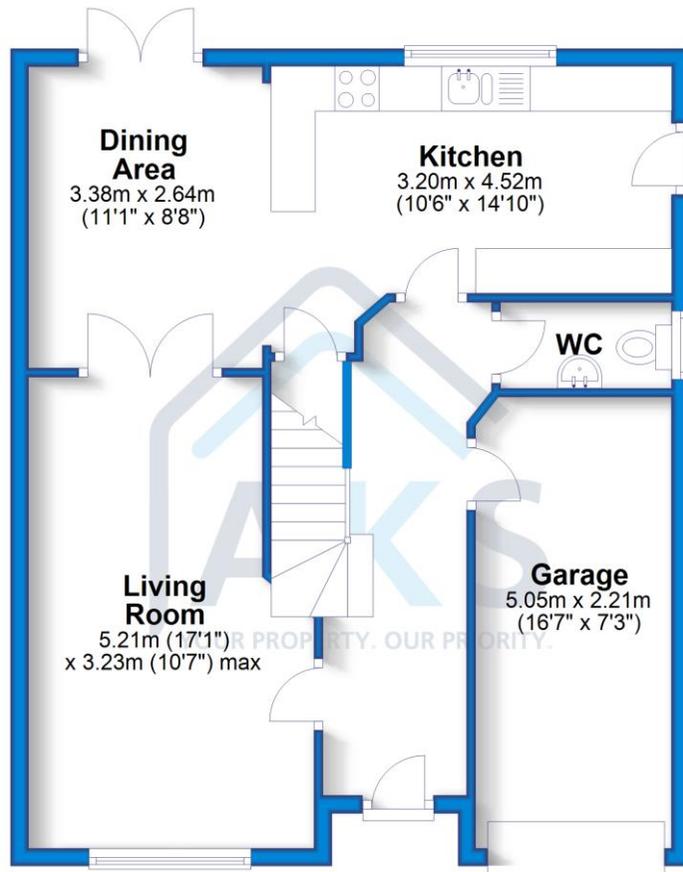
If you're thinking of selling, we'd love to help you.



The Floor Plan

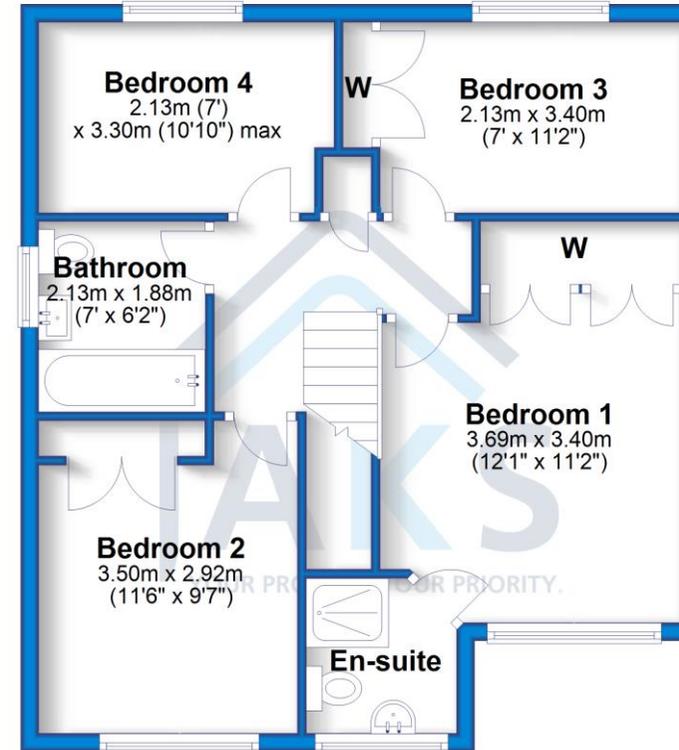
Ground Floor

Approx. 62.5 sq. metres (673.0 sq. feet)



First Floor

Approx. 54.7 sq. metres (588.4 sq. feet)



Total area: approx. 117.2 sq. metres (1261.4 sq. feet)

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 The Property Ombudsman

 AKS

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.