

West Avenue, Hilton

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Offers in excess of
£600,000



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This property at a glance:



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West Avenue, Hilton



Jodie says:

"There are some homes that just feel right the moment you walk through the door, and this is definitely one of them. Located on West Avenue, one of my favourite parts of Hilton, I think what makes this location so special is that it feels wonderfully peaceful, yet you're only a short walk from everything the village has to offer. It's the best of both worlds.

As soon as you step inside, you're welcomed by a spacious entrance hall that immediately gives you a sense of the space this home offers. There's also a handy downstairs WC, which is always a practical feature for busy family life.

The living room at the front of the house is a room I instantly warmed to. It's generous in size but still feels cosy and inviting. From here, the home flows effortlessly into a separate dining room, with patio doors opening onto the garden, making it ideal for family meals or entertaining friends.

For me though, the real star of the show is the open-plan kitchen, dining and living space. This is the room that makes this house stand out. Whether you're cooking, entertaining or simply spending time together as a family, it's easy to imagine this becoming the hub of everyday life. I particularly love how much thought has gone into making it practical too. There's an abundance of storage, a large central island with even more cupboard space, a separate utility room to keep everything tucked away, and the combination of the roof lantern and bi-fold doors fills the room with natural light throughout the day.

Upstairs, you'll find four well proportioned bedrooms, plus a study, giving plenty of flexibility whether you have a growing family, need a home office or simply enjoy having space for guests. Two of the bedrooms have their own en-suite shower rooms, while the remaining bedrooms are served by a modern family bathroom. The garden is somewhere I think buyers will fall in love with. A large lawn provides plenty of room for children to play or for hosting summer barbecues before leading you down to a lovely decked seating area at the bottom of the garden. What really makes it special, though, are the steps that lead down to the brook. It's such a peaceful setting and a feature you simply don't come across every day.

What I love most about this home is how well it balances practicality with lifestyle. Every room has a purpose, the layout works brilliantly for modern family living, and there are so many spaces where you can imagine making memories for years to come."



West Avenue, Hilton



Did you spot...

This fantastic family home has two bedrooms with ensuite bathrooms



A message from the seller:

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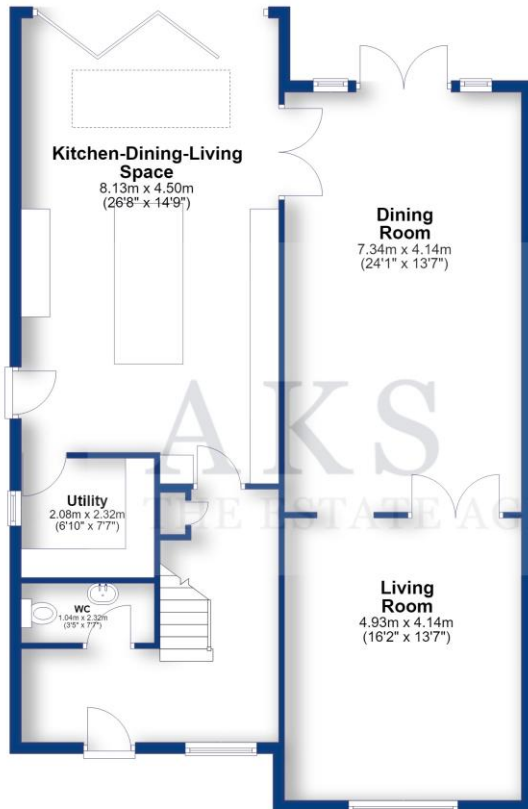


Floor Plan

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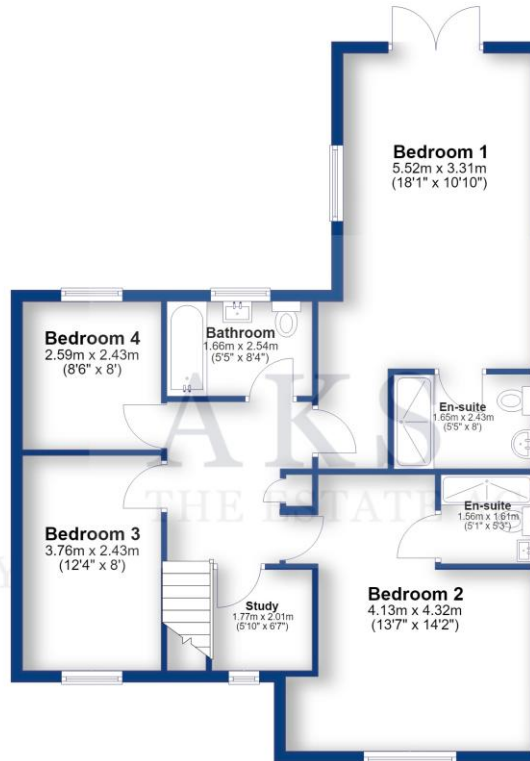
Ground Floor

Approx. 109.3 sq. metres (1176.5 sq. feet)



First Floor

Approx. 78.6 sq. metres (846.4 sq. feet)



Total area: approx. 187.9 sq. metres (2022.9 sq. feet)



**Energy
Performance
Certificate**

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West Avenue, Hilton

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Key Features:

- FOUR BEDROOM DETACHED HOUSE
- TWO EN-SUITE SHOWER ROOMS
- OPEN PLAN KITCHEN-DINING-LIVING SPACE
- TWO VERSATILE RECEPTION ROOMS
- UTILITY ROOM AND DOWNSTAIRS WC
- UPSTAIRS STUDY
- MODERN FAMILY BATHROOM
- IMPRESSIVE GARDEN, LEADING TO THE BROOK
- LARGE DRIVEWAY
- EPC RATING TBC



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 and 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.



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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