Avon Way, Hilton

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£220,000



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This property at a glance:

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Avon Way, Hilton











Jess says:

"What I really like about this home is how tucked away it feels. Positioned along a private pathway, it's surrounded by mature trees and greenery, creating a real sense of privacy from the moment I arrive. Beyond the road are open fields, which only add to the peaceful setting. There's also the added convenience of a parking space and a single garage, making day-to-day living nice and straightforward.

Stepping inside, I'm welcomed by a bright entrance hall, where there's a handy downstairs w/c, always a practical addition for family life and visitors alike.

To the front of the property, the kitchen is beautifully appointed with plenty of workspace and storage, making it a lovely place to prepare meals while enjoying the outlook to the front.

Moving through to the rear, I find a spacious living and dining room, and I think this is where the home really comes into its own. It's a wonderfully versatile space with plenty of room for both relaxing and entertaining, while the sliding patio doors allow natural light to pour in and create a seamless connection to the garden.

Heading upstairs to the first floor, there are two generous double bedrooms, both offering excellent proportions and served by a modern family bathroom.

The second floor is dedicated entirely to the main bedroom, creating a lovely sense of privacy. It's a bright and airy room with built-in wardrobes providing excellent storage, along with a stylish en-suite shower room that completes this fantastic top-floor retreat.

Outside, the rear garden is a great size and enjoys a good degree of privacy, with no overlooking to the rear. There's plenty of space to sit out and enjoy the warmer months, while a rear gate provides convenient access to the pathway leading around to the garage and allocated parking.

For me, it's the peaceful position that really makes this home stand out. The tucked-away setting, open fields nearby and thoughtfully designed layout combine to create a home that feels both private and practical, with bright, flexible living spaces that are easy to enjoy every day."

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Did you spot...

This fantastic family home has a spacious top floor main bedroom and en-suite

A message from the seller:

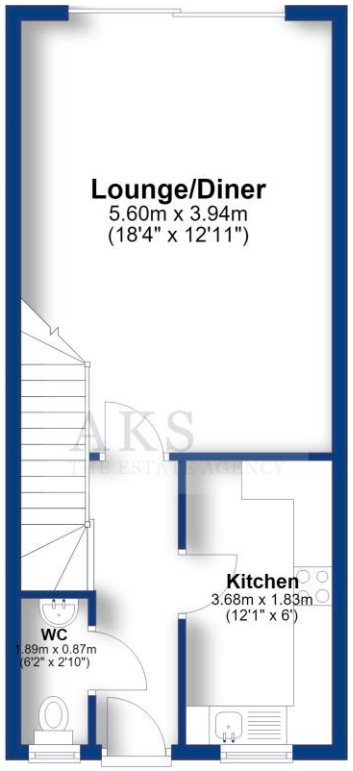
"Welcome to my home. I've really enjoyed living here - the house sits in a tucked-away spot off the road, which gives it a secluded, private feel. One of the things I've appreciated most is the space inside. Having three proper double bedrooms has been ideal when my kids come to stay. Over time I've made the interior feel modern and welcoming and the garden has grown into a relaxing, established place to spend time or have a glass of wine. It's been a happy, easy home to live in and I hope the next owners feel just as settled here".

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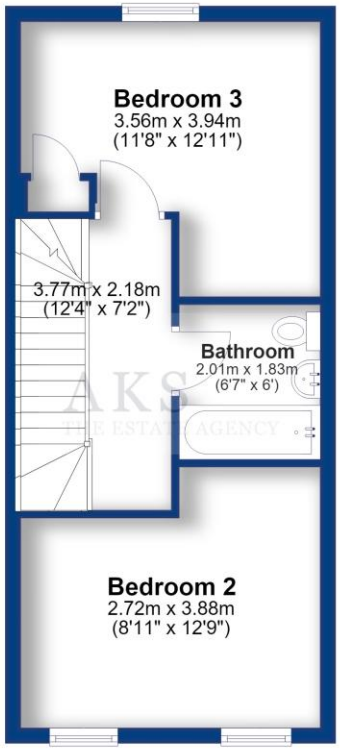
Floor Plan

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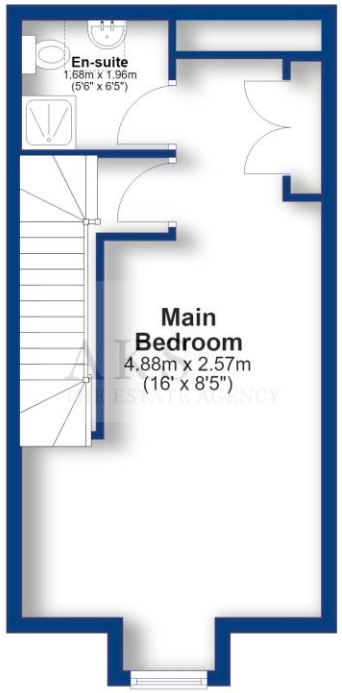
Ground Floor
Approx. 37.0 sq. metres (398.3 sq. feet)



First Floor
Approx. 36.6 sq. metres (393.5 sq. feet)

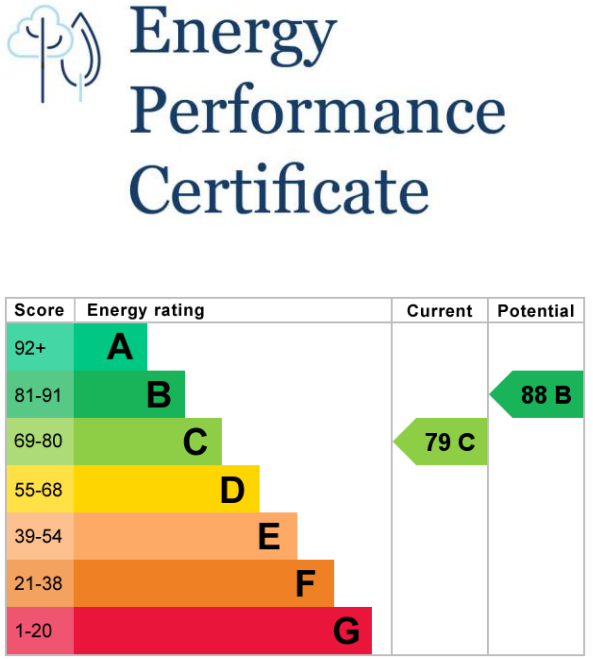


Second Floor
Approx. 30.9 sq. metres (332.9 sq. feet)



Total area: approx. 104.5 sq. metres (1124.8 sq. feet)

Energy Performance Certificate



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Key Features:

- THREE STOREY, THREE BEDROOM TOWNHOUSE
- Very spacious-1100+ Sq ft
- SPACIOUS MAIN BEDROOM WITH BUILT IN FURNITURE AND EN-SUITE
- DRIVEWAY PARKING AND SINGLE GARAGE
- GREAT VILLAGE LOCATION
- 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, 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 **Jess** call **01332 30 30 30**

Click here to watch the property video

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