Woodhead Way, Hilton

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£260,000



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This property at a glance:

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Woodhead Way, Hilton











Jodie says:

"The outlook here would have me sold before I'd even stepped through the door. Woodland, a large pond and lovely walks, all right in front of you. Sitting at the end of a cul-de-sac. This three-bedroom semi-detached home has that tucked-away, countryside feel, yet you're in the heart of the village. It's a setting that really deserves to be seen in person.

There's parking for multiple vehicles, great for when guests visit. The spacious entrance hallway makes a lovely first impression. It's bright, modern and neutrally decorated, with a sense of space that continues throughout the home.

The kitchen is positioned at the front, and it makes such good use of that outlook. Whether you're preparing dinner or sitting down with a coffee, you've got woodland to look out onto. I love the kitchen's clean, modern style, with brushed steel handles giving it a smart finish and space for a dining table making it somewhere you can spend time together.

The downstairs loo deserves a mention of its own. The pink tiling is such a lovely choice, bringing personality to a space that can so often be overlooked. It's one of those details that shows how much thought has gone into this home.

Across the back, the lounge spans the full width of the property, and this is another real highlight for me. The panelling gives the room a stylish finish, while the double doors draw your eye straight out to the garden and let the light flood in. You can imagine opening them up on a warm day, with friends outside and plenty of space to relax indoors.

The landscaped garden feels like a natural extension of the living space. There's a lovely balance of lawn and patio, with different areas for eating, sitting and enjoying the outdoors. I really like that you have a choice of places to settle into, whether it's a quiet morning outside or an evening spent entertaining. The lean too is a fantastic addition offering additional storage.

Upstairs, the main bedroom is a generous double with fitted wardrobe space and a modern en-suite shower room. But the feature I'd keep coming back to is the view. Waking up and looking out towards the woodland and pond would be a lovely way to start the day.

The second bedroom is also a good size overlooking the beautiful garden, and the third is currently being used as a dressing room and office, showing how well it can work if you need space to get ready and somewhere to work from home.

The family bathroom carries on the homes modern feel, with a bath and shower over completing the upstairs.

From the woodland outlook at the front to the landscaped garden at the back, there's something lovely whichever way you look. Add in the stylish interiors and a position in the heart of the village, and this home gives you plenty of reasons to stay in, with just as many to get out and explore."

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Woodhead Way, Hilton



Did you spot...

This fantastic family home has stunning views over the local woodland

A message from the seller:

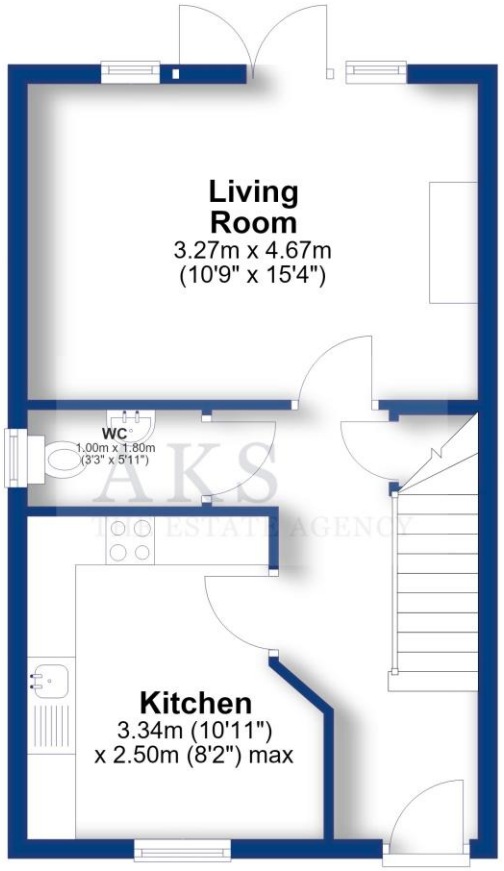
"Selling this house is incredibly bittersweet, and we know it will be an emotional goodbye. We have absolutely loved living here for the past five years, and honestly, if it wasn't for wanting to grow our family, we wouldn't be moving. One of the things we've loved most is how private, peaceful and tucked away the house feels. The plot feels wonderfully exclusive, with nobody walking past the house, no overlooking into the back garden and plenty of parking. Having the pond and woodland walk directly opposite has been such a lovely bonus, giving us a little slice of nature right on our doorstep. We've also been lucky enough to have the loveliest neighbours. This house has been such a special home for us, and we hope the next owners love it just as much as we have."

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Floor Plan

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Ground Floor
Approx. 36.4 sq. metres (391.7 sq. feet)

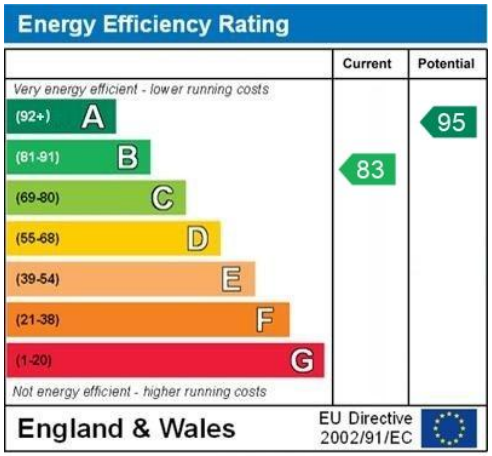


First Floor
Approx. 36.3 sq. metres (391.1 sq. feet)



Total area: approx. 72.7 sq. metres (782.8 sq. feet)

Energy Performance Certificate



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Key Features:

•SIDE BY SIDE DRIVEWAY PARKING FOR 2 VEHICLES

•STUNNING VIEWS OVER OPEN GREEN SPACE AND WOODLAND

•3 BEDROOM SEMI DETACHED HOME

•MODERN FINISH THROUGHOUT

•BEAUTIFULLY LANDSCAPED GARDEN

•EPC RATING B

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 with 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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