

Washford Road, Hilton

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Offers in excess of
£330,000



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This property at a glance:



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4



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Washford Road, Hilton



Jodie says:

“Tucked away in a peaceful position on the ever-popular Washford Road, this four-bedroom detached home is one I can see appealing to families looking for space to grow. With a generous driveway, integral garage and an attractive frontage, it certainly makes a great first impression.

Stepping inside, the entrance hall feels bright and welcoming, setting the tone for the rest of the home. To the front, the dining room is filled with natural light and offers plenty of flexibility, whether you're looking for a formal dining space, a playroom or an additional reception room.

The living room is a fantastic size and, with doors opening directly onto the garden, it feels like a lovely place to spend time with family or entertain friends during the summer months. The kitchen is practical and well laid out, with a breakfast bar creating a natural spot for busy mornings, before flowing through to the conservatory, which provides another great place to sit and enjoy views over the garden.

Upstairs, the main bedroom benefits from fitted wardrobes and its own en-suite shower room, while there are two further double bedrooms, both with fitted wardrobes, and a fourth bedroom that would work equally well as a nursery, home office or single bedroom. The family bathroom completes the first floor.

My favourite part has to be the rear garden. It's private, well established and not directly overlooked, making it a lovely place to relax. The patio is ideal for outdoor dining, while access down both sides of the property is one of those practical features that families always appreciate.

What I really like about this home is how well balanced it feels. It offers generous living space, flexible accommodation and a peaceful village setting, making it easy to picture yourself calling it home for many years to come.”

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Did you spot...

This fantastic family home is available with no onward chain



A message from the seller:

"This was my house, the first one bought just for me. I've loved living here and still see the previous owner. The conservatory and garden have created so many memories. I love the house but now it's time for my next chapter."

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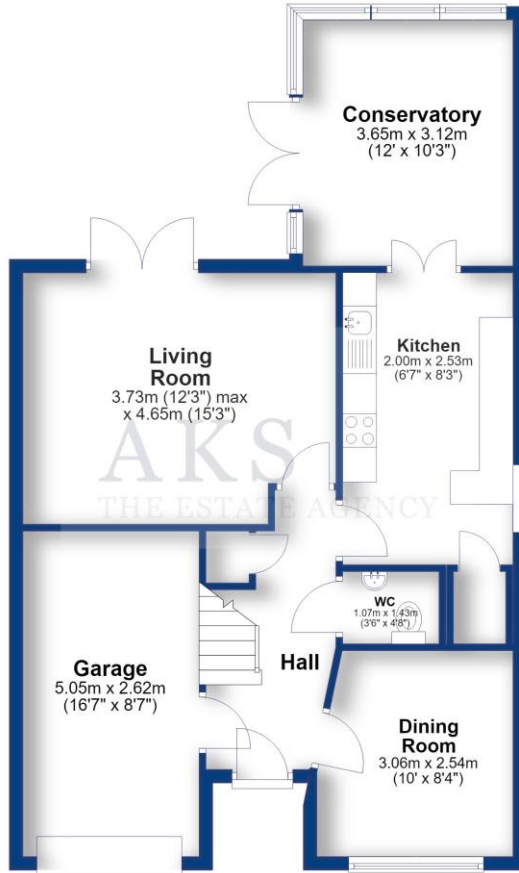


Floor Plan

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Ground Floor

Approx. 73.0 sq. metres (785.8 sq. feet)



First Floor

Approx. 49.7 sq. metres (534.5 sq. feet)



Total area: approx. 122.7 sq. metres (1320.3 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Key Features:

- OUR BEDROOM DETACHED HOUSE
- BEAUTIFUL WELL ESTABLISHED PRIVATE GARDEN
- LARGE DRIVEWAY AND INTEGRAL GARAGE
- LARGE MAIN BEDROOM WITH BUILT IN WARDROBES AND EN-SUITE
- VERSATILE DOWNSTAIRS LIVING SPACE
- FOR SALE WITH NO ONWARD CHAIN
- GREAT VILLAGE LOCATION
- 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 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.



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 Etwell.



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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