Dale End Road, Hilton

aksresidential.com

Offers in excess of

£400,000



AKS

THE ESTATE AGENCY

This property at a glance:

2 | 4 | 1 | 4 | D

Watch the video

Dale End Road, Hilton











Alice says:

"This is a brilliant family home with generous rooms, plenty of natural light and a layout that gives everyone space.

The kitchen is beautifully presented, with plenty of storage and worktop space, along with a breakfast bar that's perfect for casual dining. Just off the kitchen is a practical utility area, which also provides access to the downstairs WC.

The large lounge sits at the front of the property, with double doors opening into the spacious dining room. From here, the bright conservatory overlooks the garden and provides a lovely additional living space that could be used as a sitting room, playroom or home office.

Upstairs, there are four generous bedrooms and a sleek, modern family bathroom finished in grey. The bright main bedroom overlooks the front and offers plenty of room for additional furniture and storage.

Outside, the garden has a patio area for outdoor seating and a large lawn with plenty of space for children, pets and summer get-togethers. To the front, there is driveway parking and access to the garage.

Spacious, practical and beautifully presented, this is a fantastic home for a growing family."

AKS
THE ESTATE AGENCY
aksresidential.com

Dale End Road, Hilton



Did you spot...

This fantastic family home has plenty of driveway parking as well as a single garage

A message from the seller:

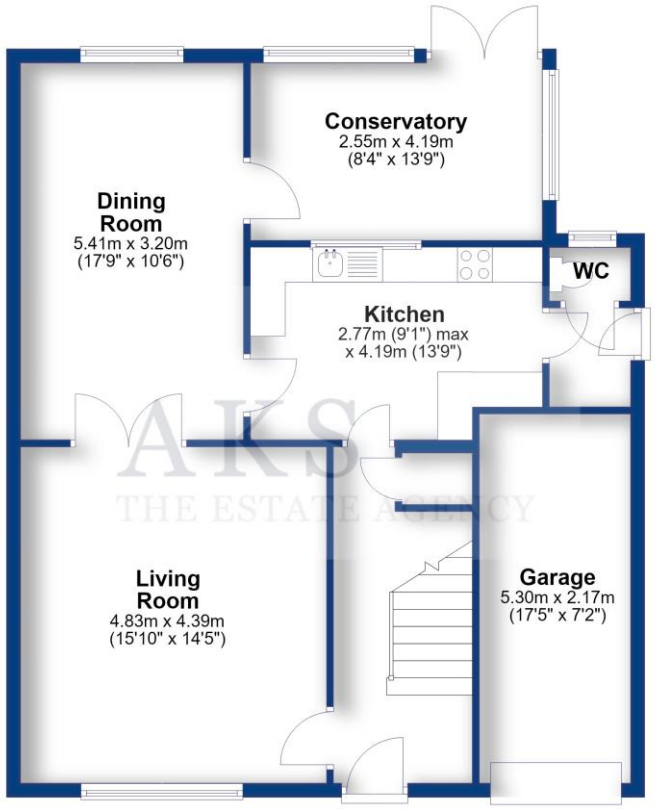
"After 40 years in this house in a lovely street with great neighbours, we are sad to be leaving. Enough room here for family to spread out but also room to be cosy. Family now all grown up , so we are downsizing. We hope the next family will make as many happy memories here as we have."

AKS
THE ESTATE AGENCY

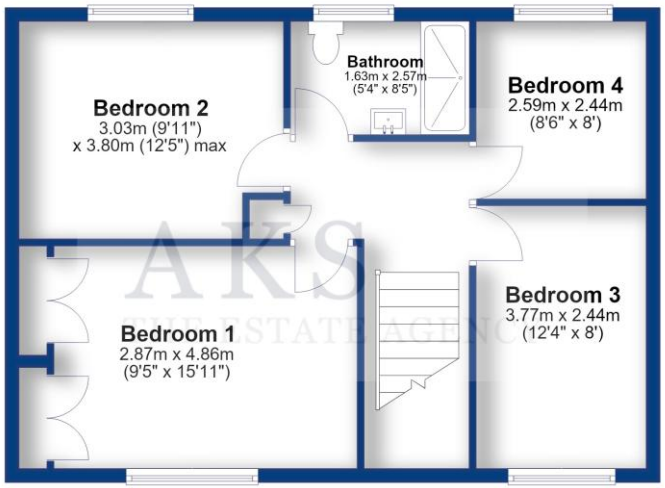
Floor Plan

AKS
THE ESTATE AGENCY
aksresidential.com

Ground Floor
Approx. 87.5 sq. metres (941.4 sq. feet)

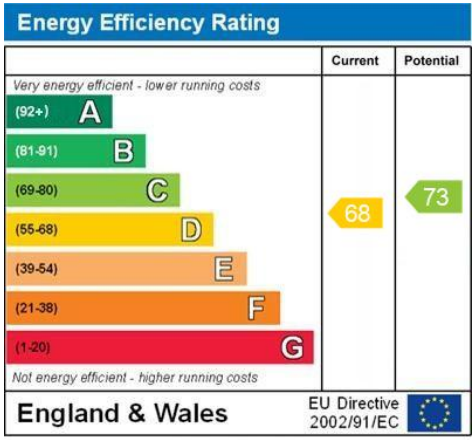


First Floor
Approx. 62.1 sq. metres (668.3 sq. feet)



Total area: approx. 149.5 sq. metres (1609.7 sq. feet)

Energy Performance Certificate



t: 01332 303030 • e: hello@aksresidential.com • Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

Registered office: Abacus House, 68a North Street, Romford, Essex RM1 1DA Company No. 10255861 • VAT Number: 245 4496 87

Dale End Road, Hilton

Presented by

AKS
THE ESTATE AGENCY



BRITISH PROPERTY AWARDS 2025 ★★★★★ GOLD WINNER ESTATE AGENT IN DERBY (SUBURBS)

BRITISH PROPERTY AWARDS 2023 ★★★★★ GOLD WINNER ESTATE AGENT IN DERBY (SUBURBS)

BRITISH PROPERTY AWARDS 2022 ★★★★★ GOLD WINNER ESTATE AGENT IN DERBY (SUBURBS)

Key Features:

- BEAUTIFULLY PRESENTED 4 BEDROOM DETACHED HOME
- DRIVEWAY PARKING FOR 4 AND A SINGLE GARAGE
- MULTI LEVEL, GENEROUS GARDEN
- 2 SPACIOUS RECEPTION ROOMS
- EPC RATING D
- FAMILY FRIENDLY VILLAGE LOCATION

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 Etwall.

★★★★★

350+ 5 star Google Reviews



Don't miss out on the chance to own this incredible property!

To book a viewing with **Alice** call **01332 30 30 30**

Click here to watch the property video

t: 01332 303030 • e: hello@aksresidential.com • Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

Registered office: Abacus House, 68a North Street, Romford, Essex RM1 1DA Company No. 10255861 • VAT Number: 245 4496 87