







This stunning four-bedroom detached family home offers a large driveway, single garage, and a south-facing garden. Extended to the rear, it features a spacious sitting room with bi-fold doors, a cosy lounge with a multi-fuel burner, and an open-plan kitchen-dining area. With four double bedrooms, including a master en-suite, a utility room, and a downstairs WC, this property is perfect for modern family living. Ideally located within walking distance of schools, amenities, and transport links in the popular village of Hilton.





## Accommodation

### Ground Floor

Upon entering through the front door, you are greeted by a welcoming hallway that leads into the spacious lounge, featuring a striking multi-fuel burner and a large bay window that floods the room with natural light. Moving towards the rear, the open-plan kitchen-dining-living area truly forms the heart of the home. The kitchen offers plenty of storage and workspace, while the dining area provides ample space for a family table, making it ideal for entertaining or daily life. The extension to the rear boasts a generous sitting room, complete with bi-fold doors that open onto the garden, seamlessly blending indoor and outdoor living. A separate utility room and downstairs WC add practicality to the ground floor layout.

### First Floor

The first floor offers four well-proportioned double bedrooms, perfect for growing families or accommodating guests. The master bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a well-maintained family bathroom. The layout ensures privacy and comfort, with each room providing plenty of natural light and flexibility for various uses.

### Outside

The property sits on a generous plot with a large driveway offering ample parking and access to a single garage. The south-facing rear garden is a delightful space, featuring a combination of lawn and patio areas, ideal for relaxing or entertaining. Bordered by fencing for privacy, the garden is



perfect for families and those who enjoy outdoor living.

### Location

Situated in the sought-after village of Hilton, this property benefits from excellent local amenities and transport links. Families will appreciate the proximity to Hilton Spencer Academy and The Mease Spencer Academy, with secondary education provided by John Port School in nearby Etwell. The village itself offers a range of conveniences, including supermarkets, nurseries, pharmacies, a post office, and various dining options.









Recreational facilities such as play areas, football pitches, and a skate park are also nearby. Hilton's prime location provides easy access to the A38, A50, and A516, making it ideal for commuters to Derby, Burton-upon-Trent, and beyond.























Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

145.97 m<sup>2</sup>  
1571.22 ft<sup>2</sup>

**Reduced headroom**

1.49 m<sup>2</sup>  
16.08 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

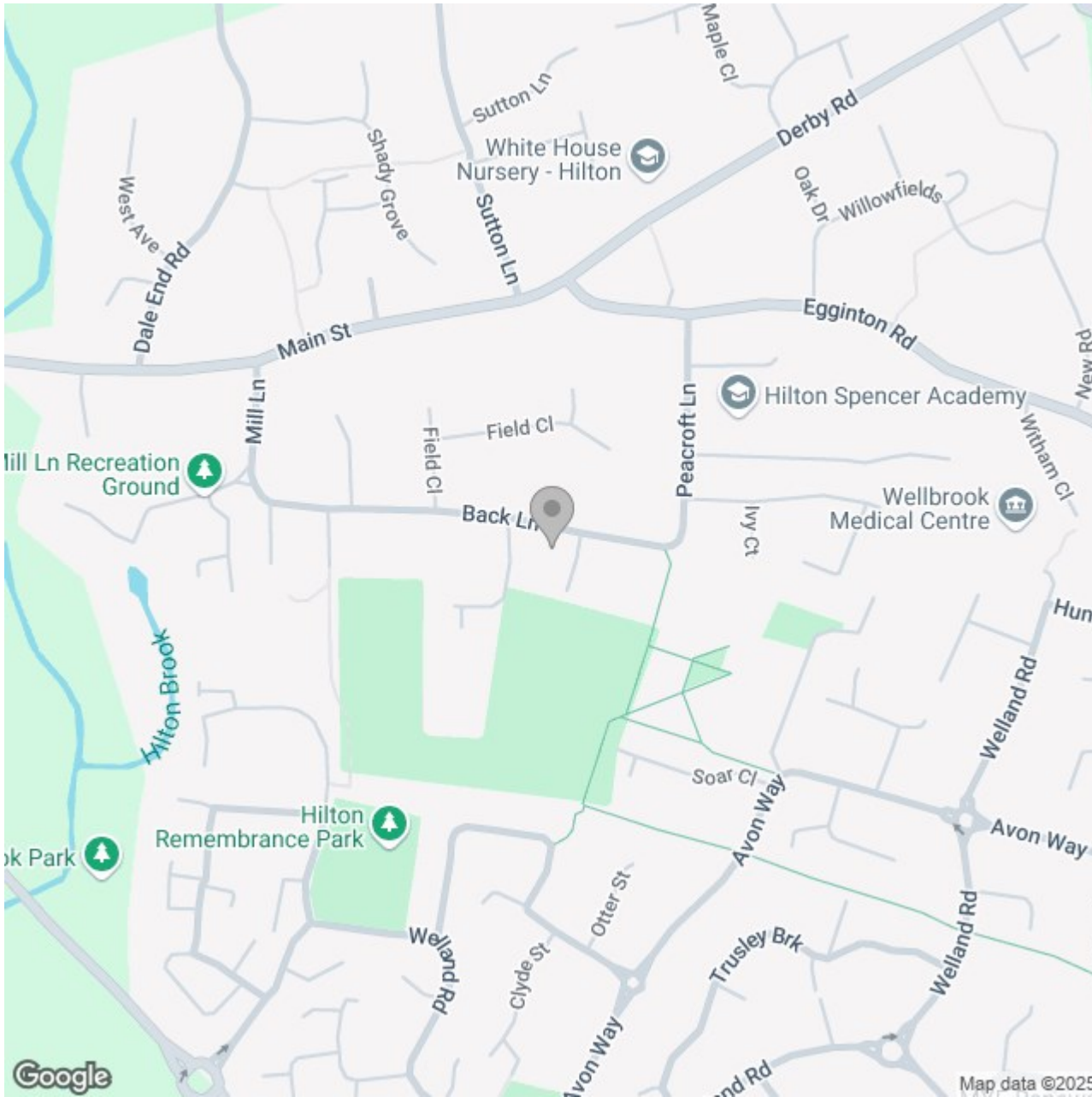
Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**









### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	