





Set behind electric gates, with an established front garden and private driveway, this substantial five-bedroom detached home on Derby Road, Hilton offers generous accommodation for family life. Its refitted interiors combine sociable living spaces with separate rooms to enjoy at a quieter pace.



Accommodation

The kitchen, dining and family room brings everyone together. Roof lanterns introduce light from above, while bi-fold doors open onto the rear garden. There is room for meals to stretch into the afternoon, for friends to gather while dinner is prepared, and for everyday family life to carry on around the kitchen.

Integrated appliances, a breakfast bar and a built-in Braai barbecue with extraction support the space, with a separate utility room alongside. The Braai adds something distinctive: an opportunity to enjoy barbecue cooking throughout the year, whether hosting a weekend gathering or trying something different for supper.

Beyond this shared space, two reception rooms offer welcome flexibility. The bay-fronted sitting room and larger dual-aspect living room each have a log burner. Having separate places to settle makes the house adaptable to different routines, with room for conversation in one and a film or a quiet evening in the other.

A porch leads into the entrance hall, where tiled flooring and a glazed staircase introduce the contemporary finish. A ground-floor WC completes the accommodation.

Upstairs, the principal bedroom combines a vaulted ceiling with a dressing area and en-suite. It offers a place to withdraw at the end of the day, with the dressing space helping to keep the bedroom itself restful. A second en-suite bedroom provides useful independence for family or visitors, while three further bedrooms share the family bathroom.

The rear garden includes shaped lawns, mature trees, planted borders and a substantial terrace. With the kitchen doors open, the terrace becomes a natural place to continue a meal outside. There is space to bring out the table for summer lunches, gather friends for an evening, or simply sit with a coffee while enjoying the garden.

A detached double garage has an electrically operated door, with external timber stairs leading to a room above. Currently a gym and previously an office, this additional space gives a future owner options beyond the main house. Keeping work, exercise or a favourite hobby in its own setting can make a meaningful difference to the way a family home is used.

Taken together, the accommodation offers space to spend time together and room for individual routines, with the garden and versatile garage room adding further possibilities.







AML Disclaimer - Burton Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.

All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks. Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - Burton Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

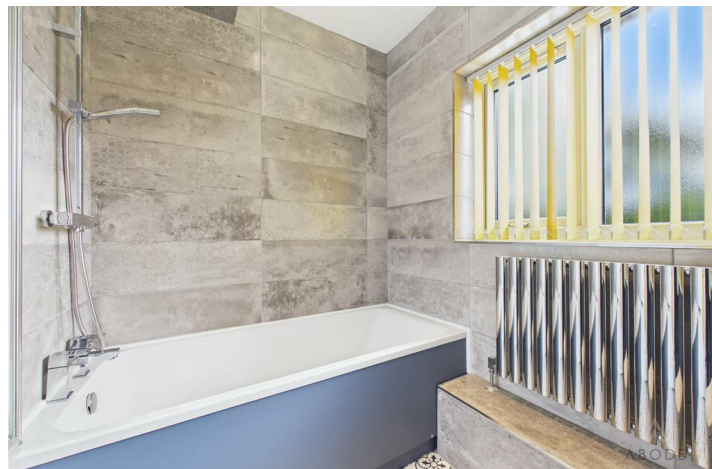
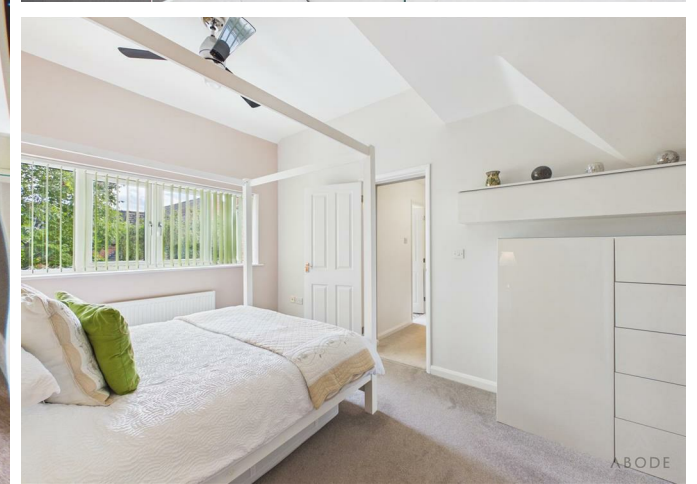
Service Charges and Management Fees

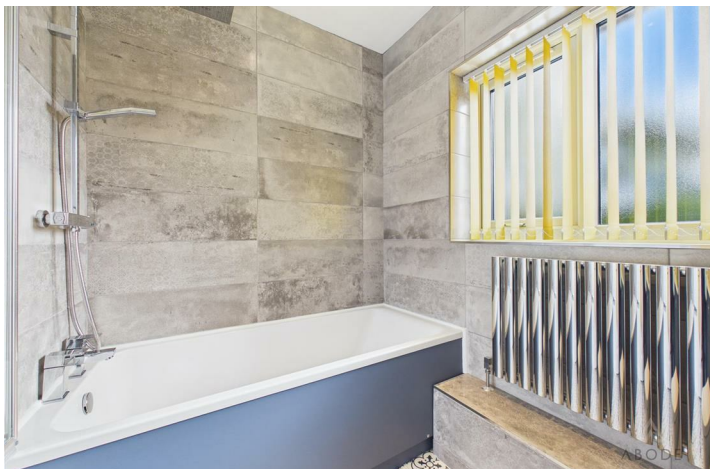
Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.













Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

285.4 m²

3071 ft²

Reduced headroom

8.8 m²

95 ft²

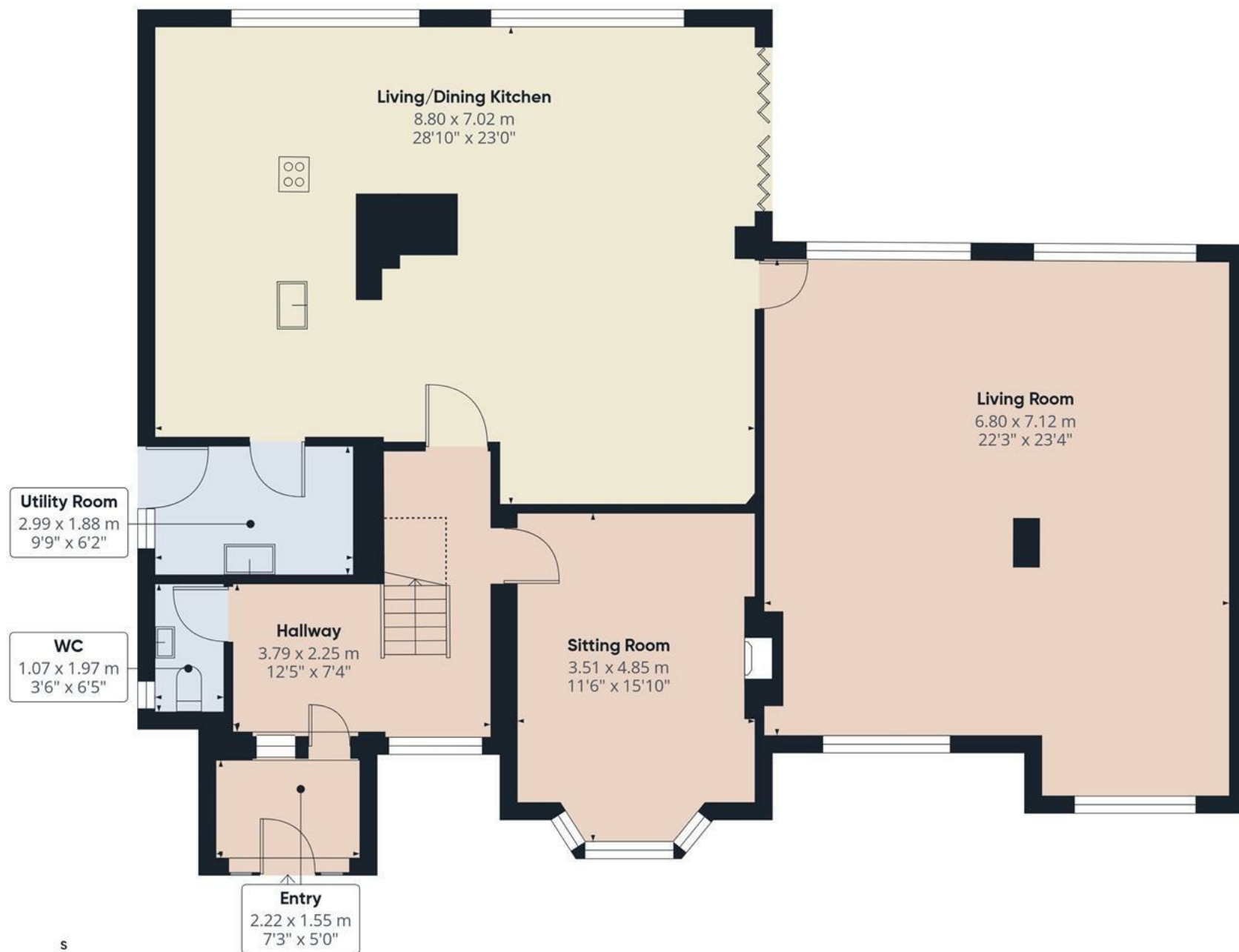
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area⁽¹⁾

146.5 m²

1577 ft²

Reduced headroom

1.4 m²

15 ft²

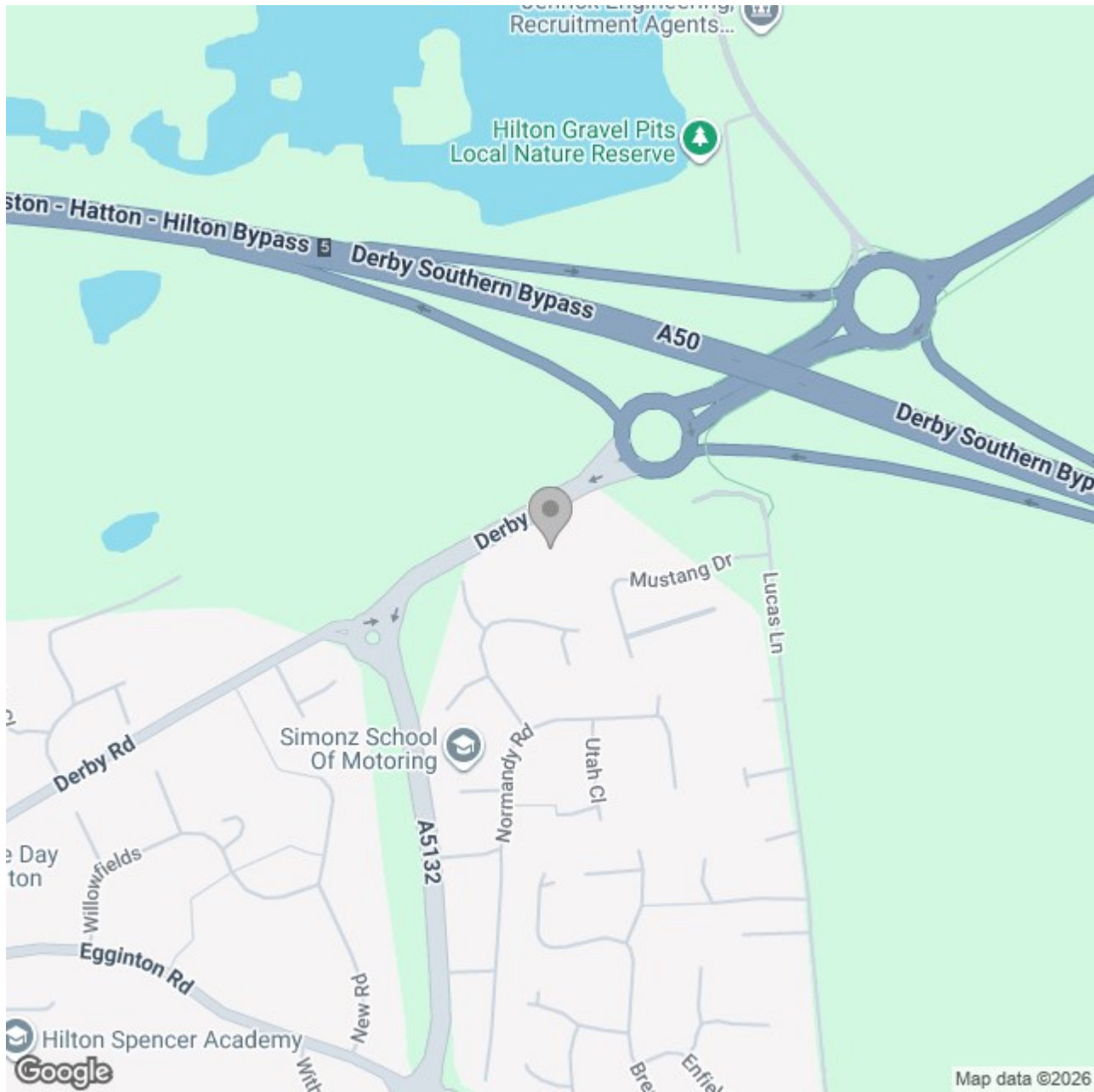
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 	