





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



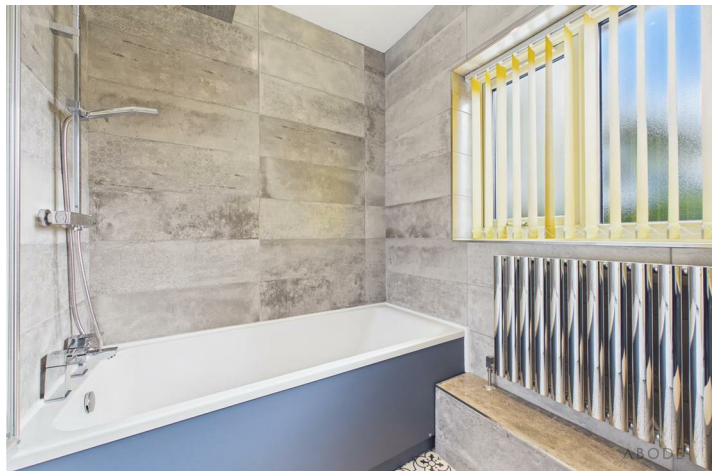




door, with external timber stairs leading to a room above. Currently a gym and previously an office, this additional space gives a future owner options beyond the main house. Keeping work, exercise or a favourite hobby in its own setting can make a meaningful difference to the way a family home is used.

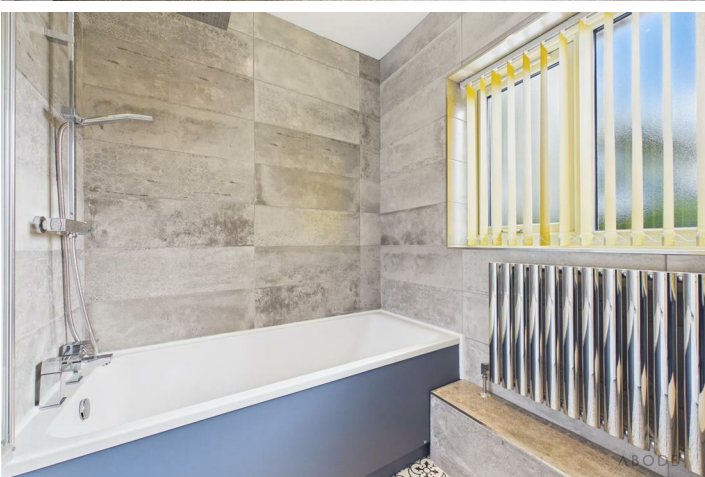
Taken together, the accommodation offers space to spend time together and room for individual routines, with the garden and versatile garage room adding further possibilities.

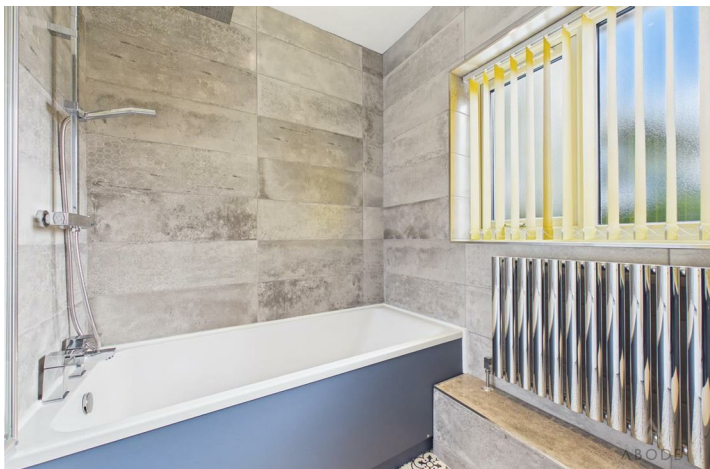














Floor 0 Building 1



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

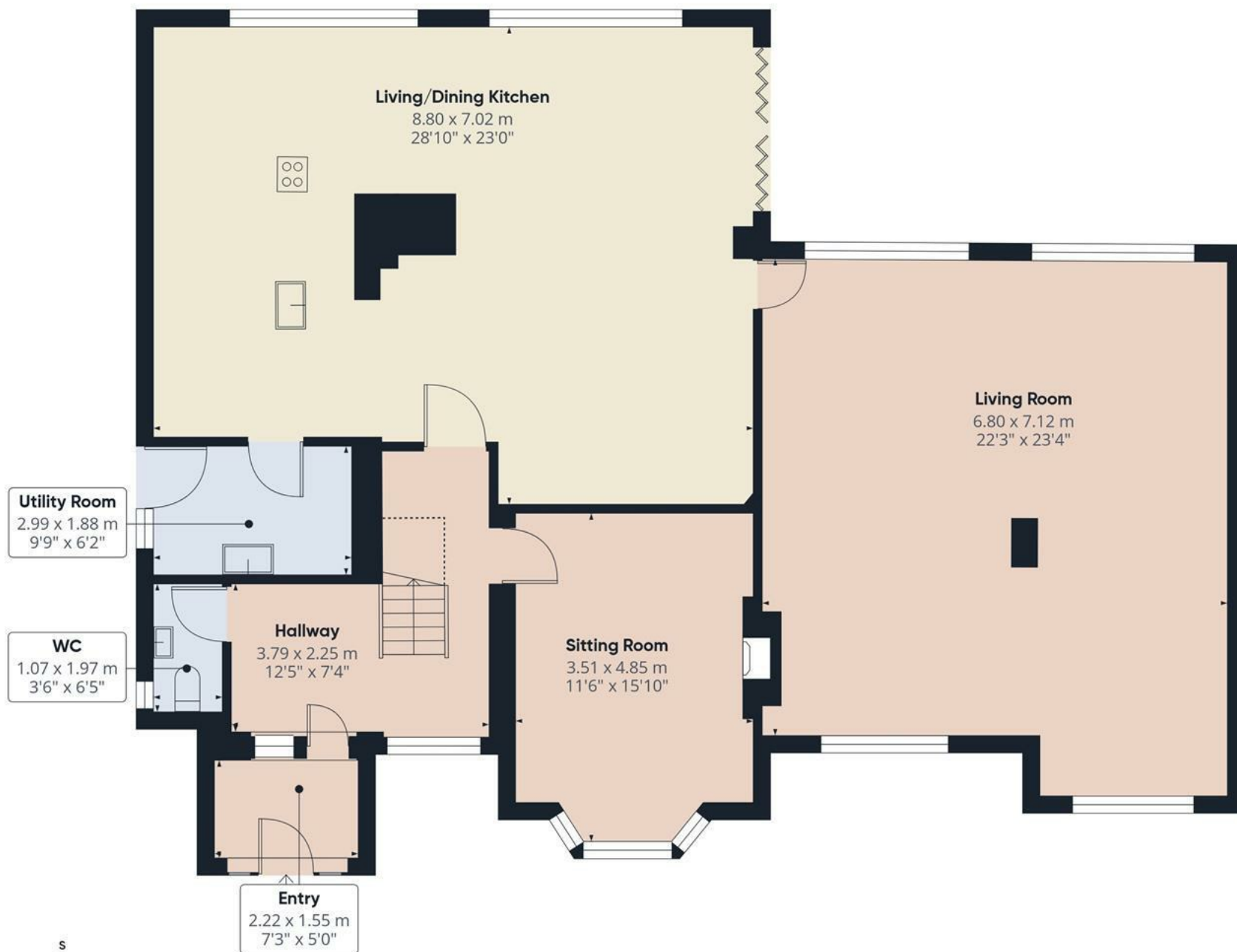
(1) Excluding balconies and terraces

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.

GIRAFFE360



Approximate total area⁽¹⁾

146.5 m²

1577 ft²

Reduced headroom

1.4 m²

15 ft²

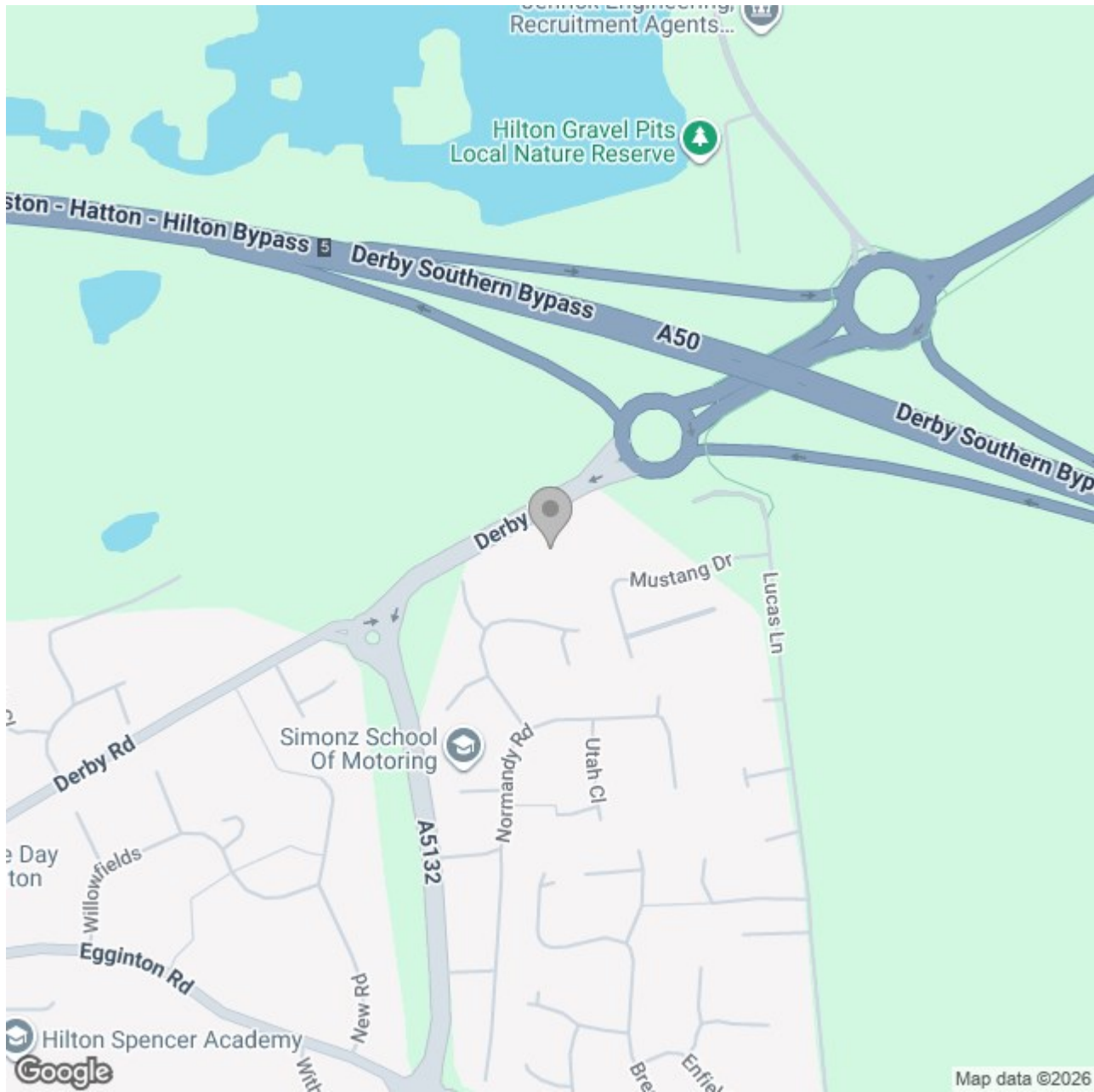
(1) Excluding balconies and terraces

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.

GIRAFFE360



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 	