







This beautifully presented four-bedroom detached home offers generous and versatile accommodation, ideal for modern family living. Highlights include a spacious kitchen diner with underfloor heating, multiple reception rooms, a study, and a double garage conversion creating a highly flexible additional living space with its own shower room and private access. With an en-suite to the master bedroom, a good-sized family bathroom, and an attractive garden, this is a superb family home in a convenient location within walking distance of local amenities.





## Accommodation

### Ground Floor

The property is entered through an updated front door into a bright and welcoming hallway, which includes a guest WC and leads to the principal reception rooms. The living room is stylishly decorated and provides a comfortable setting for everyday use. To the rear, there is a further reception room with patio doors opening directly onto the garden, making it ideal as a dining room or family room. The heart of the home is the generous kitchen diner, fitted with neutral cabinetry, integrated appliances including a dishwasher, and tiled finishes. This space is enhanced by underfloor heating and flows seamlessly into the utility room with space for further appliances. The double garage has been converted to create a versatile reception space, complemented by its own utility/shower room and separate access from the side of the property, making it particularly suitable for extended family, guests, or a home office.

### First Floor

Upstairs, the accommodation continues to impress with four well-proportioned bedrooms. The master bedroom benefits from fitted wardrobes and a private en-suite shower room. The remaining bedrooms are all of a good size and are served by the family bathroom, fitted with a modern three-piece suite. The hallways and landings enjoy plenty of natural light, enhancing the sense of space throughout the first floor.

### Outside

The property is set behind a lawned frontage with a



side-by-side double driveway, providing parking for multiple vehicles. To the rear, the garden is thoughtfully arranged, with a large patio area adjacent to the property, a further decked seating area, and a lawned section, creating a well-balanced outdoor space for entertaining and family use.

### Location

Hilton is a well-served and popular village, offering a wide range of amenities and excellent transport connections. The village is home to two primary schools—Hilton







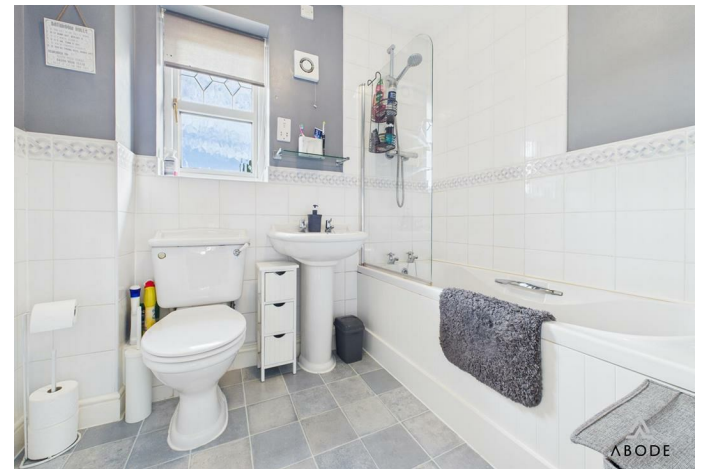




Spencer Academy and The Mease Spencer Academy—which both feed into John Port School in nearby Etwall. Everyday needs are well catered for with a doctors' surgery, pharmacies, post office, Tesco Express, Aldi, and a variety of shops, pubs, and takeaways. Leisure facilities include several play areas, football pitches, a skate park, and tennis/football courts at the village hall. Hilton's location provides easy access to major road networks including the A38, A50, A516, and M1, with regular bus services connecting to Derby City Centre, Burton-on-Trent, and surrounding villages.







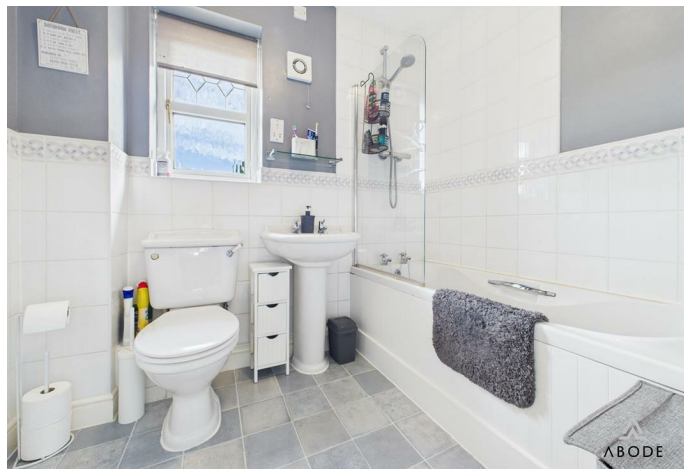




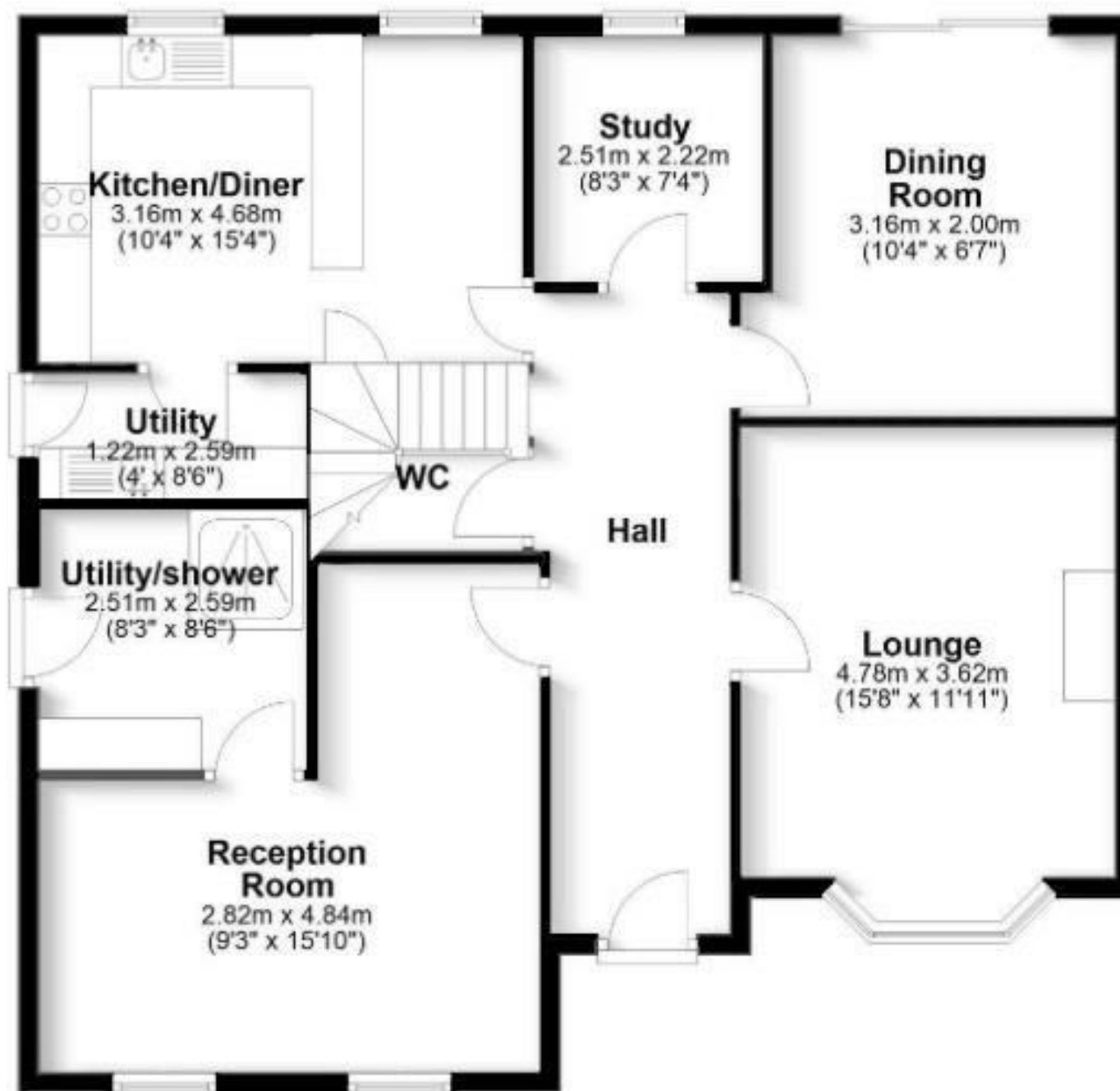








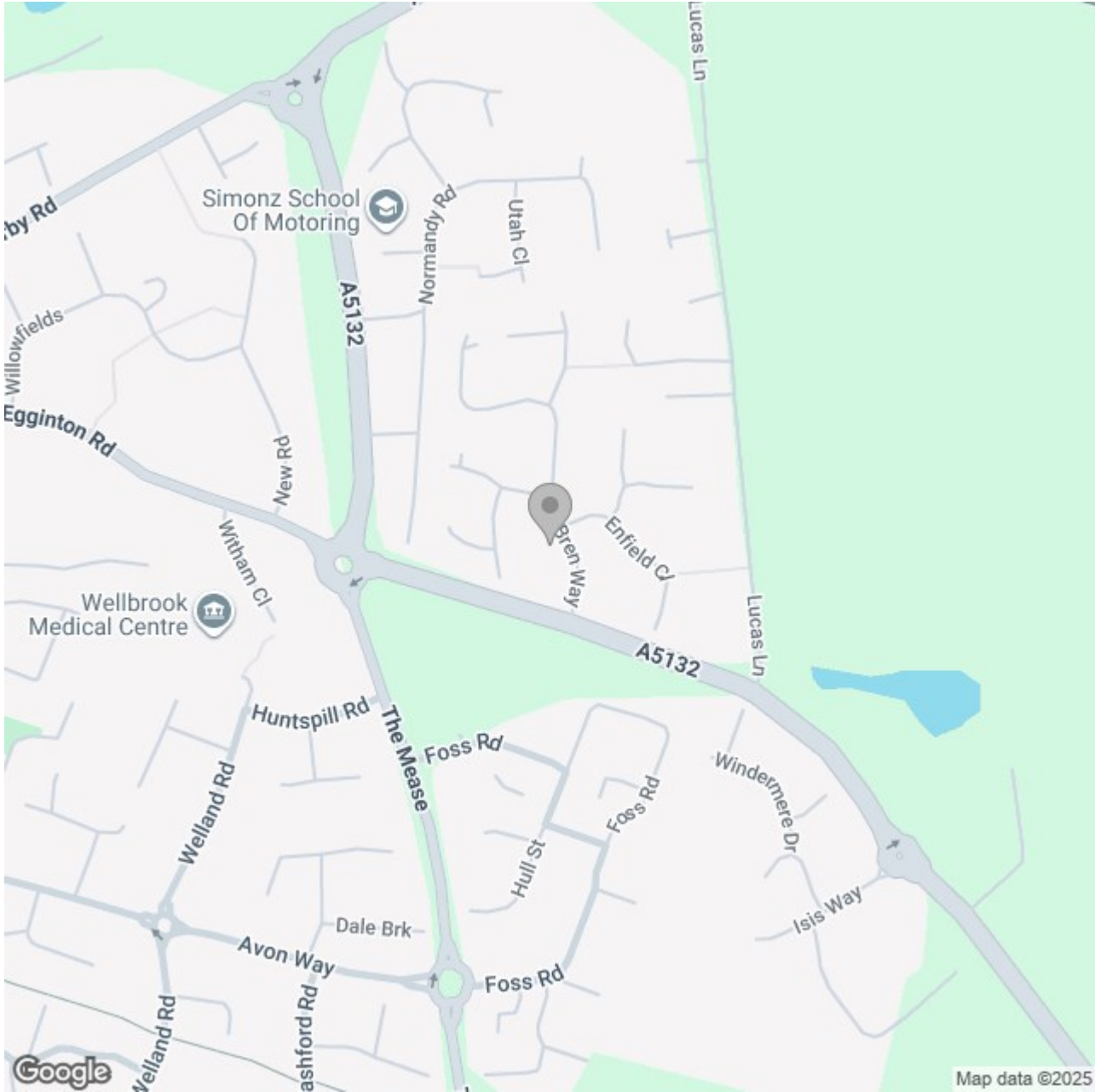












### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		

England & Wales

EU Directive 2002/91/EC