





Situated on a desirable corner position in Hilton, this beautifully presented four-bedroom detached home has been thoughtfully extended by the current owners to create a stunning open-plan kitchen / living space that truly transforms the property. The recently installed, high-specification kitchen sits within a vaulted extension complete with roof lanterns, bi-fold doors and a feature log-burning stove, providing a superb heart of the home ideal for both everyday living and entertaining.

Arranged over three floors, the property offers four well-proportioned bedrooms, a first-floor study, a separate living room, modern bathroom suites and a landscaped wraparound garden with detached garage and parking to the rear.



## Accommodation

### Ground Floor

The accommodation begins with a welcoming entrance hallway, finished in neutral tones with stairs rising to the first floor and doors leading off to the principal rooms.

Positioned to the right-hand side of the hallway is the living room, a generous reception space enjoying a pleasant outlook to the front elevation and offering a cosy yet contemporary setting separate from the main family hub.

To the rear of the property is the impressive extended Kitchen / Living Area — the true focal point of the home. The extension has been designed with both style and functionality in mind, featuring vaulted ceilings with roof lanterns that flood the space with natural light. Bi-fold doors open directly onto the side garden, seamlessly connecting indoor and outdoor living.

The brand-new kitchen is fitted with modern units and complementary work surfaces, incorporating a central island with breakfast seating and a range of integrated appliances. The herringbone flooring adds warmth and character, while the log-burning stove provides a striking focal point within the living area, creating a cosy yet contemporary atmosphere throughout the year.

A ground floor WC completes the accommodation on this level.



### First Floor

The first floor landing gives access to the master bedroom, bedroom three, the office and the family bathroom.

The master bedroom is a well-proportioned double room and benefits from its own en-suite shower room. Bedroom three is also a comfortable double bedroom, ideal for family or guests.

The office provides an excellent work-from-home space,







positioned conveniently away from the main living accommodation.

The family bathroom is fitted with a modern suite including a bath with shower over, wash hand basin and WC.

#### Second Floor

The second floor offers two further spacious bedrooms — bedroom two and bedroom four — both generous in size and enjoying excellent natural light.



A further bathroom serves this floor, making the layout particularly practical for families or those requiring flexible accommodation across multiple levels.

#### Outside

Externally, the property enjoys a landscaped, low-maintenance garden which wraps from the side of the extension around to the rear. The paved seating areas provide ample space for outdoor dining and entertaining, with direct access from the bi-fold doors enhancing the flow of the home.

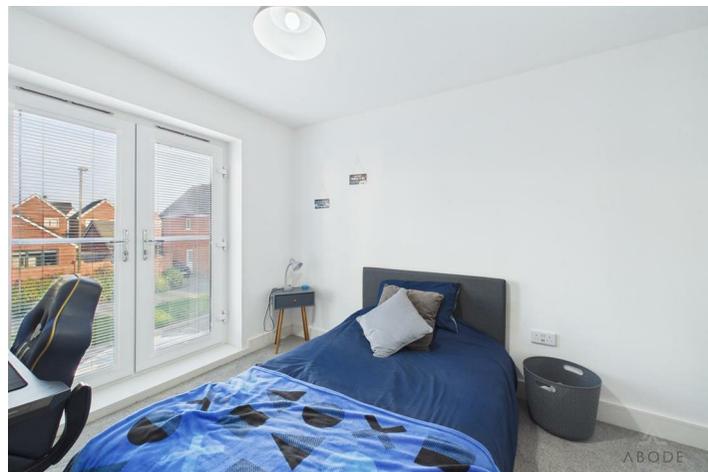


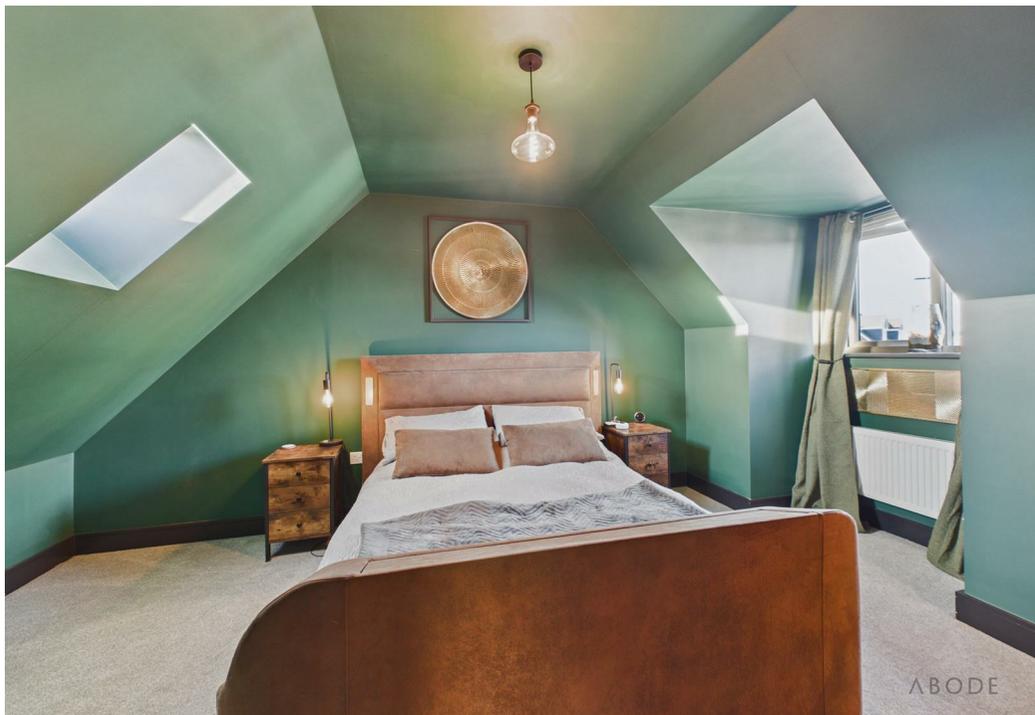
To the rear of the property there is a detached garage and driveway parking, offering practical off-street parking separate from the main road frontage.

The property occupies a pleasant corner position within the development, with hedged frontage and side access leading through to the garden.

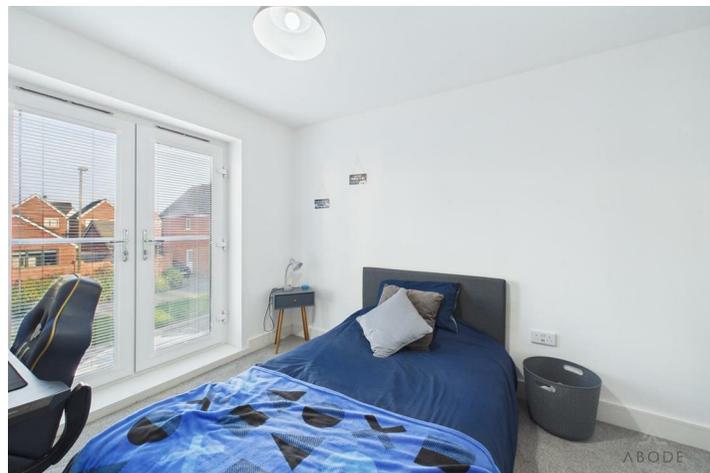
#### Location

Hilton remains a highly sought-after village offering a range of local amenities including shops, supermarkets, cafes, public houses and highly regarded schools. The area provides excellent commuter links with easy access to the A50, A38 and surrounding road networks, connecting to Derby, Burton-on-Trent and beyond.











Floor 0



Floor 1



Floor 2



**Approximate total area<sup>m</sup>**  
137.7 m<sup>2</sup>  
1482 ft<sup>2</sup>

**Reduced headroom**  
5.4 m<sup>2</sup>  
59 ft<sup>2</sup>

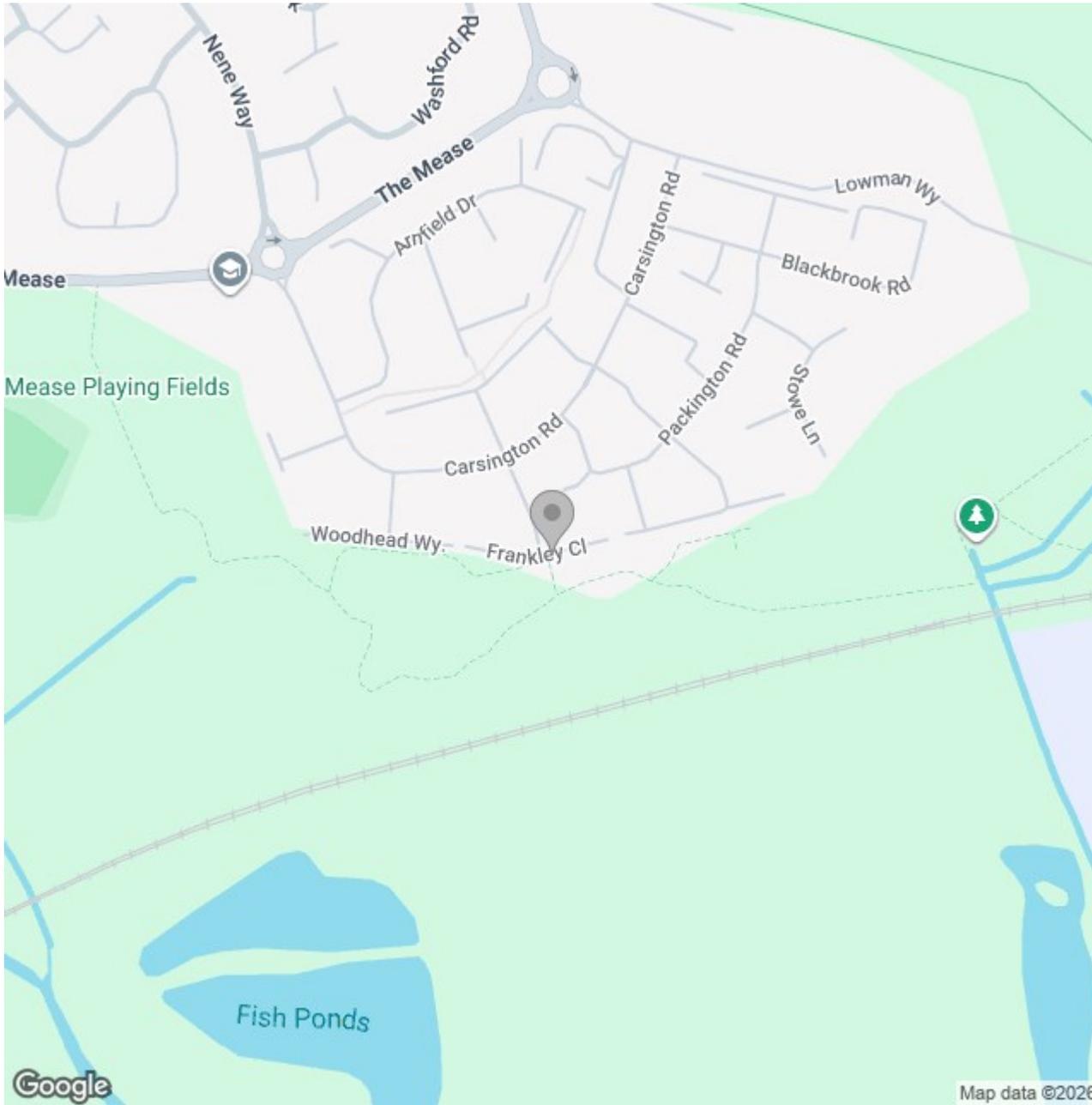
(1) Excluding balconies and terraces

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) <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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	