

Calder Close, Hilton

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£450,000



This property at a glance:



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Watch the video



Calder Close, Hilton



Mikaela says:

"Wow, this is such a beautiful home with so much to offer.

The current owners have done a fantastic job of modernising the home, creating loads of additional space with a garage conversion and rear kitchen extension.

Outside to the front there's a double driveway for side by side parking. You enter the property through a modernised front door into the bright and welcoming hallway which leads through into both the living room on one side and the garage conversion on the other. The garage conversion is a great additional reception room, this is currently being used as a bedroom but could equally be a toy room, second living room or even a large office space! The living room is a bright room with the bay window to the front and flows into the large kitchen/diner. This really is the most amazing space, the kitchen has been done to a high spec with it's gloss finish, 2 built in wine fridges, induction hob and loads of storage. There is plenty of space for a large dining table in here as well as additional space for furnishings creating a cosy space at the end of the room. What makes this room even better is the bi-fold doors that span the width of the house, opening all the way, creating a fantastic open space for those summer months. From this room, there is also access into a utility room where there's further storage and space for appliances and to the back of this room there is a guest WC which is always handy.

Upstairs on the first floor, the main bedroom has lots of built in storage and a beautifully modernised en-suite shower room. There are 2 further double bedrooms upstairs as well as a good sized single. The family bathroom, has also been beautifully modernised, making this a home you could move straight into with nothing to do! The back garden is a really low maintenance space with a patio area and artificial lawn, leading to a great garden room. There's side access to the side of the house too and plenty of space to store the bins too. This home has so much to offer and is in a fantastic location, what a great choice for a family home!"

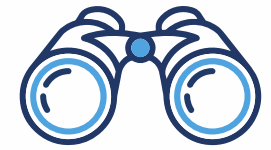
AKS

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Did you spot...

This beautiful 4 bed home has a converted garage and extended kitchen



A message from the seller:

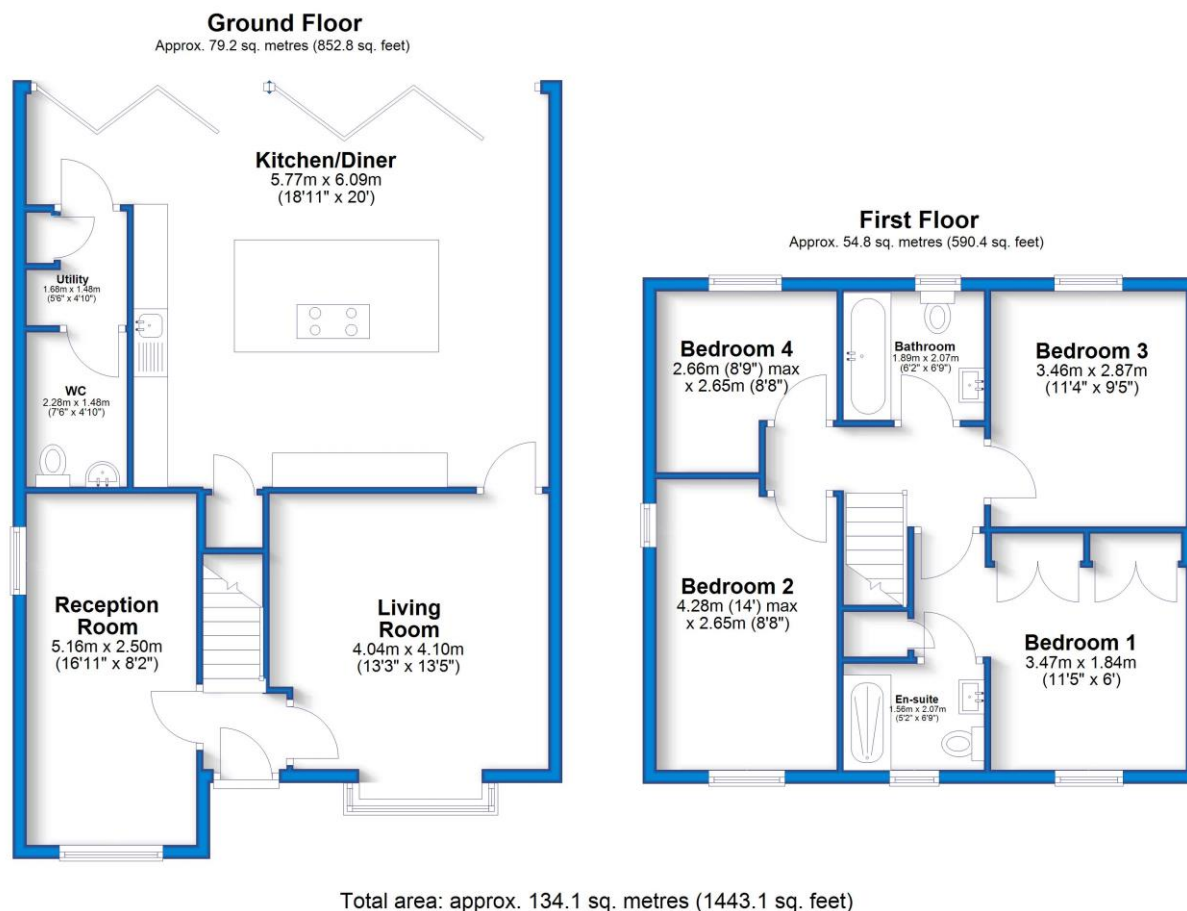
"We are selling our beloved home as we look forward to the next chapter in life — finding a property with land to bring our horses home. We've lived here for 10 wonderful years and have cherished every minute. This home has been filled with warmth, memories, and love, and we hope the next owners will enjoy it just as much as we have. We have converted the garage and extended the kitchen as well as replaced the roof in the time that we've been here. We have also added solar panels and an EV charge point".



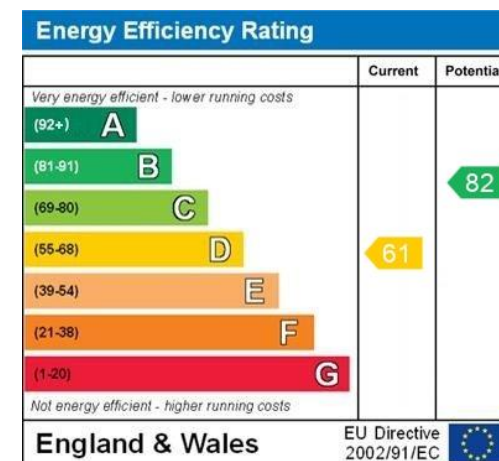
Floor Plan



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Energy Performance Certificate





Key Features:

- DOUBLE DRIVEWAY
- GARAGE CONVERSION
- LARGE HIGH SPEC KITCHEN
- KITCHEN/DINER/LIVING WITH BI-FOLDS
- 4 GOOD SIZED BEDROOMS
- GARDEN ROOM
- EPC RATING D
- SOLAR PANELS



About the area:

The village of Hilton is a fantastic family village and has something for everyone in the family. Within Hilton there are also plenty of essential amenities including, a doctors with two pharmacies, The Post Office, several nurseries, Tesco Express, Aldi and plenty of takeaway food options. Hilton has several hair and beauty salons, a bakery, pubs around the village, a village hall and a number of play areas for children. To the back of the village hall there is a skate park, football pitches and a tennis/football court. The buses which run through the village provide a service which goes to other local villages as well as into Derby City Centre and Burton Town Centre. It has easy access to major road links with the A38 and A50 both just a couple of minutes' drive from the village and the A516 to Derby.



Schools:

There are two Primary Schools, Hilton Spencer Academy and The Mease Spencer Academy which both feed through to John Port School in the neighbouring village of Etwell.



200+ 5 star Google Reviews



Don't miss out on the chance to own this incredible property!

To book a viewing with **Mikaela** call **01332 30 30 30**

[Click here](#) to view the property video.

