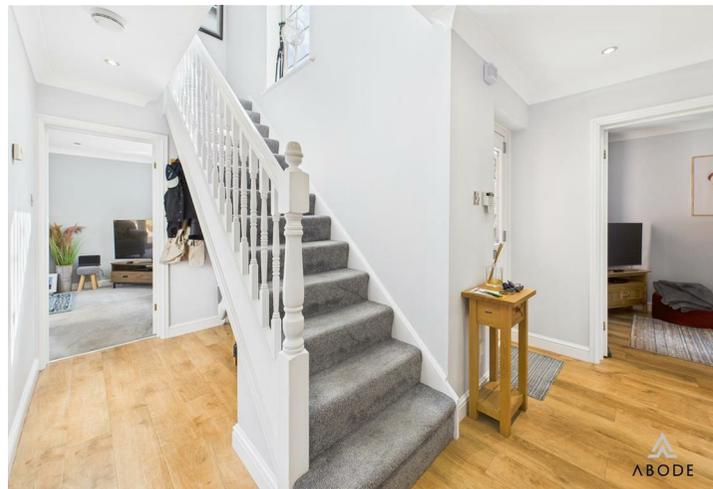






Positioned in a quiet cul-de-sac in the heart of Hilton, this spacious and beautifully maintained five-bedroom detached home offers flexible accommodation across two floors, ideal for family living. Featuring a stylish dual-aspect living room with French doors to the garden, a well-proportioned dining room, and a snug, the home also includes three bathrooms, a double garage, off-street parking, and a landscaped rear garden with a seating area. The principal bedroom enjoys its own en-suite and dressing area, while four additional bedrooms provide space for family or guests.



## Accommodation

### Ground Floor

Entry is via a part-glazed entrance door into a generous hallway, which leads to all principal ground floor rooms. To the right, the light-filled living room spans the full depth of the property, with French doors opening out to the rear garden and a front-facing window allowing in natural light. The adjacent dining room overlooks the rear garden and provides ample space for formal dining. The kitchen is fitted with base and wall units, an inset hob, and an integrated oven, with a door leading into a handy utility room offering further storage and space for appliances. A separate WC is located just off the utility area. The snug at the rear of the property is a versatile space, ideal as a second sitting area, playroom or home office, with direct access to the double garage.

### First Floor

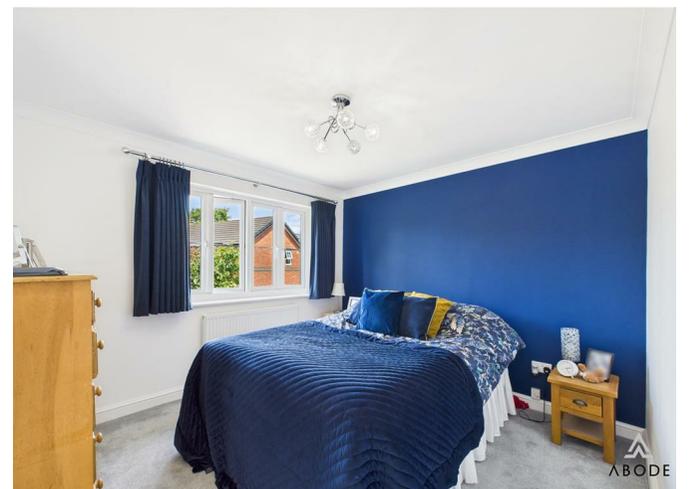
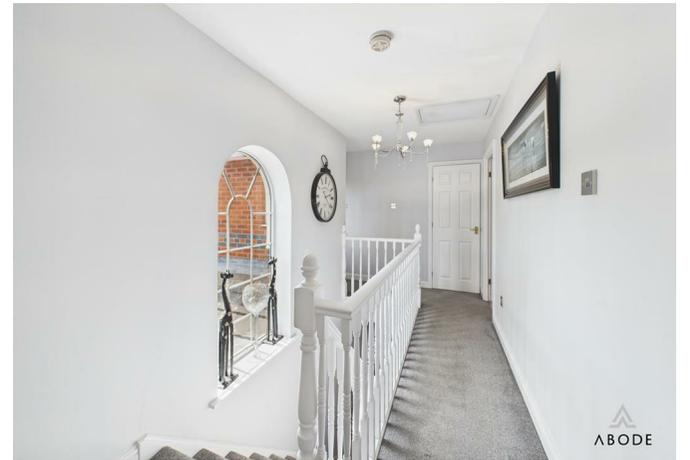
Upstairs, the central landing connects to five well-proportioned bedrooms and three bathrooms. The spacious principal bedroom sits at the front of the property and benefits from its own private dressing area and en-suite shower room, with modern fittings and tiled walls. Two further double bedrooms are positioned to the rear, each offering pleasant views and space for freestanding furniture. The remaining two bedrooms—one currently set up as a single and the other as a double—share access to a stylish family bathroom, finished with a modern suite including a bath and built-in vanity storage. An additional shower room with walk-in cubicle and vanity basin enhances the practicality of the upstairs layout.



### Outside

The rear garden has been thoughtfully landscaped to create distinct zones for relaxing and entertaining. A large paved patio leads directly from the house, stepping up to a raised patio area ideal for outdoor dining. Beyond lies a level lawn, bordered by fencing and mature trees, with a timber gazebo providing a sheltered outdoor seating space. To the front of the property is a double-width driveway providing off-street parking and access to the integral double garage with twin up-and-over doors.

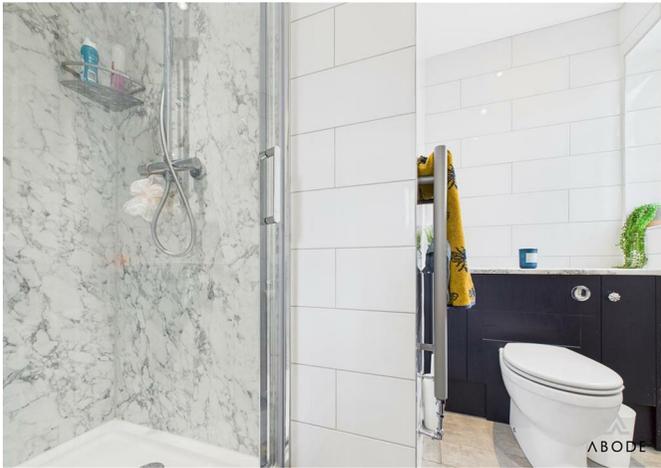


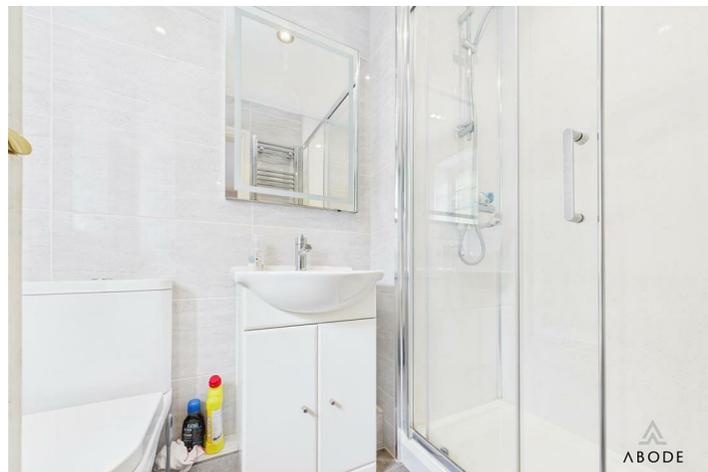




### Location

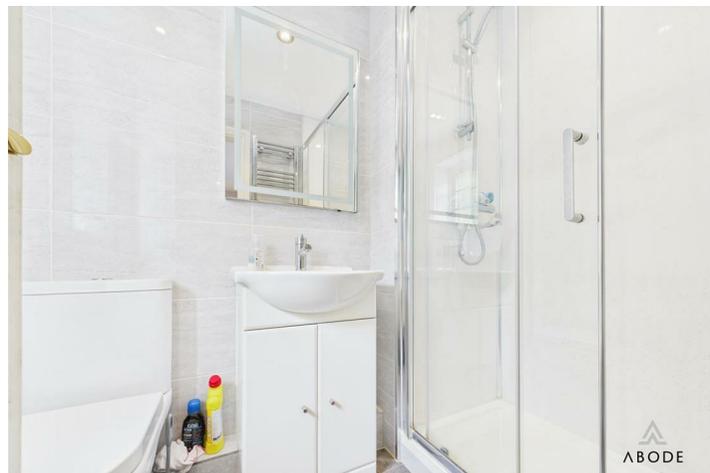
Situated in the popular village of Hilton, this property enjoys easy access to a range of local amenities including shops, parks, and well-regarded schools. Excellent transport links are available via the A50, A38, and nearby rail stations at Tutbury and Derby, making it convenient for commuting to surrounding areas. The village also offers scenic walking routes and access to countryside, providing an ideal balance of rural charm and practical living.





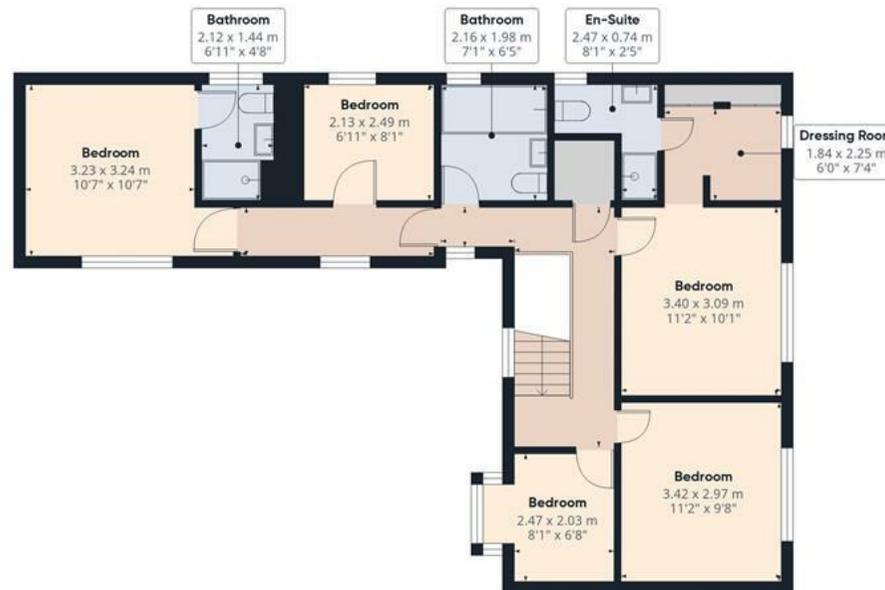








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
157.5 m<sup>2</sup>  
1695 ft<sup>2</sup>

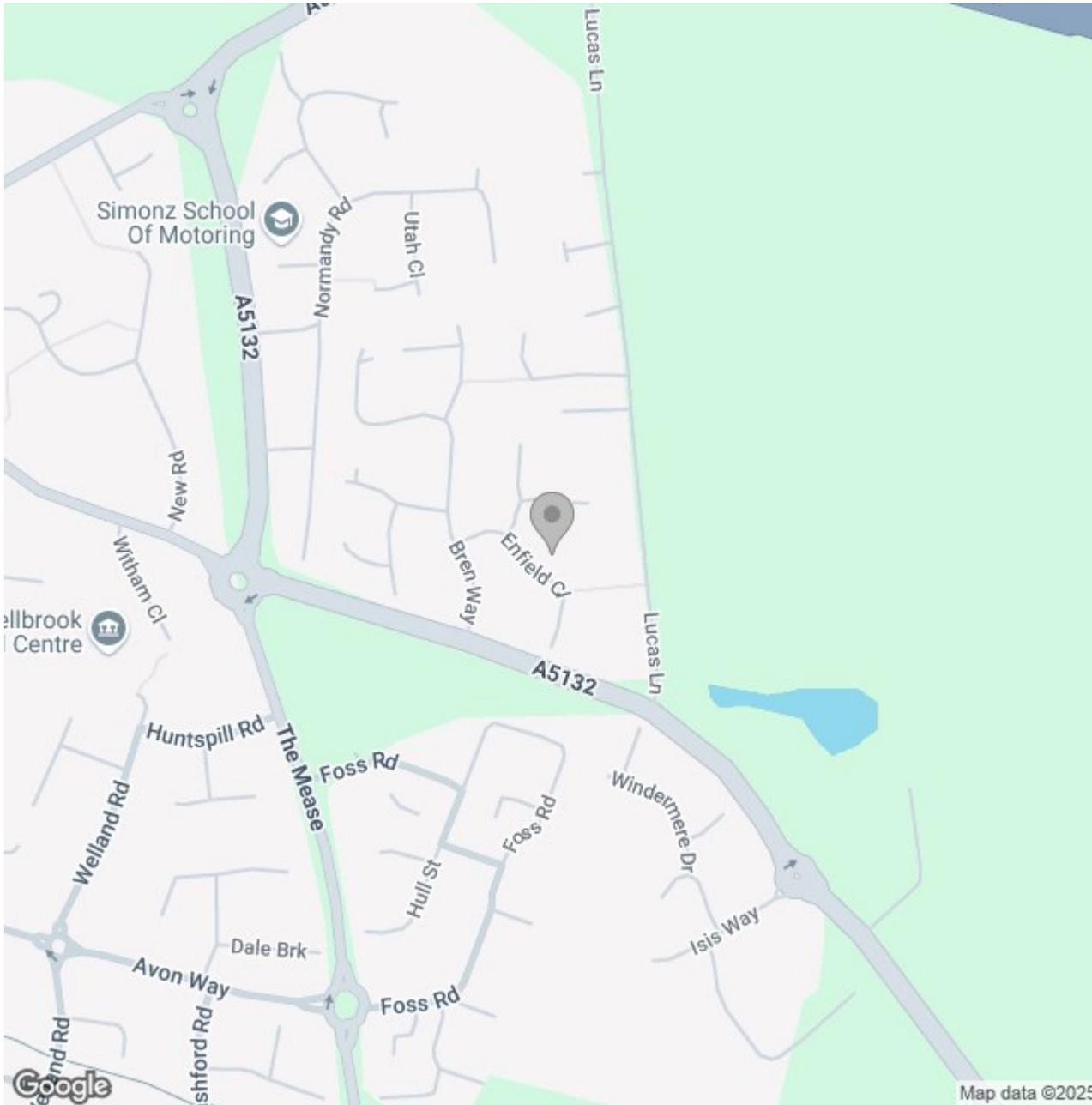
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	