



**For Sale**

**11C Egginton Road Hilton, Derby**

**£695,000**



## STUNNING EXECUTIVE DETACHED FAMILY HOME IN THE SOUGHT AFTER VILLAGE OF HILTON.

Nestled away behind a private gated driveway, this stunning four bedroom detached family home offers stylish contemporary living at its best. Located in the sought after village of Hilton, this attractive home has been finished to a high specification with high quality contemporary fittings throughout to include a Kedleston Interiors designed kitchen with integrated appliances and underfloor heating.

The stylish accommodation briefly comprises: welcoming reception hall featuring a stunning contemporary staircase with oak balustrades and glass panels leading to the galleried landing and ceramic tiled floor with underfloor heating; well appointed guests cloakroom with Villeroy & Boch suite, comfortable family room with window to the front aspect and carpet to floor and superb open plan kitchen/diner with underfloor heating, bi-fold patio doors, bespoke kitchen with quartz worktops, centre island and integrated appliances and feature fireplace with log burner to sitting area. There is also a useful utility room with fitted units to complement the kitchen. On the first floor, you'll find four spacious double bedrooms, two of which benefit from stylish ensembles with Villeroy & Boch suites. The contemporary family bathroom is a real highlight, complete with a freestanding bathtub and a separate shower.

The property is approached via a private driveway with electric remote-controlled gates leading to a generous block paved driveway that provides ample off-road parking and access to the detached garage which is currently being utilised as a home office and gym. To the rear there is a private enclosed rear garden with lawned area and Indian sandstone patio area.

Hilton is a popular village location and is popular due to its good range of local amenities. The village itself offers services including medical centre, post office, two supermarkets, hairdressers, nursery, regular bus services, reputable primary school and a selection of village inns.

It also provides an easy commute with its location being within easy reach of the A50, A38, M1

**Rebecca Adams**

0771 5763563

Rebecca@ThePropertyExperts.co.uk



**The Property Experts UK**

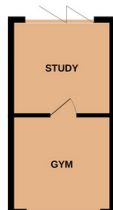
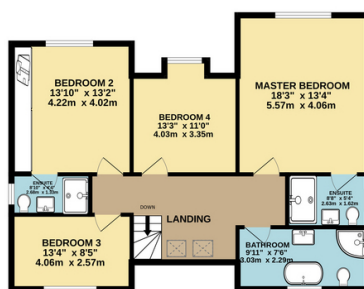
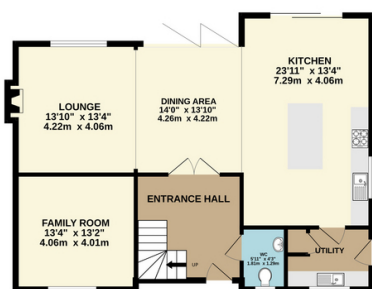
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- EXECUTIVE DETACHED FAMILY HOME
- SOUGHT AFTER VILLAGE LOCATION
- PRIVATE GATED DRIVEWAY
- STUNNING OPEN PLAN KITCHEN/DINER
- FOUR DOUBLE BEDROOMS
- TWO ENSUITES & FAMILY BATHROOM
- CONTEMPORARY HIGH SPECIFICATION ACCOMMODATION
- PRIVATE REAR GARDEN

