



**44 Back Lane, Hilton, Derby, Derbyshire, DE65 5GJ**

**£499,950**

\*\*\*POTENTIAL TO CONVERT THE GARAGES TO LIVING ACCOMODATION SUBJECT TO PP\*\*\* A spacious and well-maintained extended, detached property positioned on a generous corner plot with four bedrooms, three bathrooms, two reception rooms, versatile kitchen/diner, home office solutions, and a private south and west facing garden. The property is situated in a convenient, sought after location with excellent transport links and must be viewed to appreciate the size and quality of accommodation on offer.

# 44 Back Lane, Hilton, Derby, Derbyshire, DE65 5GJ

## Summary Description

Welcome to this beautiful and spacious detached property located in the sought-after area of 'old Hilton'. Situated on a generous corner plot, this well presented property boasts a well-proportioned amount of space, making it perfect for families. With its four bedrooms and three bathrooms, there is plenty of room for everyone.

As you enter the property, you are greeted by a galleried hallway, adding a touch of grandeur to the entrance. The lounge room, which offers a cozy fireplace and a delightful garden view, provides the perfect space for relaxation. The formal dining room also enjoys a garden view and is triple aspect, creating a bright and airy atmosphere. Ideal for entertaining guests or simply enjoying a peaceful evening, this room provides ample space for various activities. The well-equipped kitchen includes a utility room, a dining space, and built-in Neff appliances, making it a chef's dream. With its double aspect windows, this kitchen is flooded with natural light and offers a lovely view of the garden. With access to the garden via the undercover patio the room offers a seamless transition between indoor and outdoor living.

Moving upstairs, the master bedroom awaits. This spacious room features an en-suite bathroom, a dressing room entrance, and is double aspect, providing a luxurious and tranquil sanctuary. A king-size bed will fit perfectly in this room, allowing you to relax and unwind in style. The second bedroom also includes an en-suite bathroom with built-in wardrobes, offering additional convenience and storage. With its spacious layout, this room ensures comfort and privacy. The third bedroom, designed as a double room, boasts built-in wardrobes, is triple aspect, and has a Juliette balcony, providing stunning views and a sense of serenity. The fourth bedroom, also a double room, offers versatility and could be used as an office space or a playroom according to your needs.

The bathroom and two en-suites in this property are stylishly designed, with the first bathroom featuring built-in storage, ensuring functionality and aesthetics.

Outside, the property boasts a private and mature back garden. The under-cover garden patio provides a shaded area for al-fresco dining and socializing, while the landscaped south and west-facing patio is perfect for soaking up the sun. These outdoor spaces offer a haven for relaxation and enjoyment. Car parking is provided by the tarmac driveway to the front, along with the double detached garage.

Situated in a location with excellent public transport links, nearby schools, local amenities, green spaces, walking routes and a strong local community, this property offers the perfect blend of convenience and tranquillity.

## Entrance Hall

Having wood effect laminate flooring and neutral decor with front aspect part obscure glazed wooden double glazed door and side window, under stairs storage, radiator, telephone point.

## Study

7'9" x 8'0" (2.38 x 2.44)

Carpeted and neutrally decorated with front aspect wooden framed double glazed window, radiator.

## Lounge

20'6" x 11'0" (6.25 x 3.37)



Having wood effect laminate flooring and neutral decor with front aspect wooden framed double glazed window, rear aspect wooden framed double glazed French doors to garden, decorative Adam style stone effect fireplace with living flame gas fire, tv point.

## Formal Dining Room

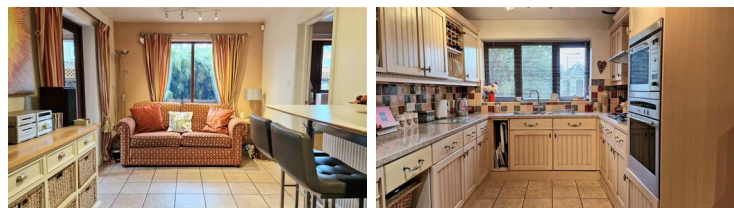
13'10" x 9'10" (4.23 x 3.02)



Having wood effect laminate flooring and neutral decor with triple aspect wooden framed double glazed windows and door to rear garden, inset lights to ceiling, radiator.

## Kitchen/Diner

17'1" x 20'8" (I-shaped room) (5.22 x 6.31 (I-shaped room))



Having ceramic tiled flooring and neutral decor with rear and side aspect wooden framed double glazed window, rear aspect wooden framed double glazed French doors to covered patio, a range of fitted wall and floor units to Beech effect with stone effect roll edge worktop and tiled splashbacks, integrated Neff dishwasher, integrated Neff microwave combination oven, integrated Neff multifunction oven, integrated Bosch refrigerator, inset stainless



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Lettings: 01332 511000

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steel sink with drainer, vegetable preparation and chrome mixer tap, radiator.

### Utility Room

7'7" x 10'9" (2.32 x 3.29)



Having ceramic tiled flooring and neutral decor with side aspect wooden framed double glazed door with side window, a range of fitted wall and floor units to Beech effect with stone effect roll edge worktop and tiled splashbacks, under counter space and plumbing for appliances, wall mounted gravity fed Worcester Bosch boiler, hot water cylinder.

### Guest Cloakroom

Having ceramic tiled flooring and neutral decor with side aspect wooden framed double glazed window, wall mounted wash hand basin with chrome hot and cold taps, low flush wc, tiled splashbacks, radiator.

### Under Cover Garden Patio

10'0" x 7'2" (3.05 x 2.19)



A delightful space below the 1st bedroom, providing a sheltered outdoor patio, allowing for enjoyment of the garden in all seasons.

### Stairs/Landing

A superb feature at the centre of the home is the dog-leg staircase creating a galleried landing. Carpeted and neutrally decorated with front aspect wooden framed double glazed window, wooden spindle staircase, radiator.

### Bedroom One

20'6" x 10'9" (6.25 x 3.28)



Having wood effect laminate flooring and neutral decor with double aspect wooden framed double glazed windows, fitted dresser units, inset lights to ceiling, two radiators.

### Dressing Area

7'10" x 11'4" (2.39 x 3.46)



Having wood effect laminate flooring and neutral decor with front aspect wooden framed double glazed window, fitted wardrobes and dressing table, radiator.

### En Suite Shower Room

Having ceramic tiled flooring and neutral decor with front aspect wooden framed double glazed window, tiled splashbacks, double shower enclosure with electric shower, pedestal wash hand basin with chrome monobloc tap, low flush wc, bidet, radiator.

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### Bedroom Two

13'8" x 11'0" (4.17 x 3.37)



Carpeted and neutrally decorated with front aspect wooden framed double glazed window, inset lights to ceiling, radiator.

### En Suite Shower Room

Having neutral cushion flooring and decor, with rear aspect wooden frame double glazed window, fitted wardrobe, vanity unit with inset wash hand basin having chrome monobloc tap, low flush wc, single shower enclosure with electric shower, tiled splashbacks, radiator.

### Bedroom Three

13'10" x 9'10" (4.22mx 3.00m)



Having wood effect laminate flooring and neutral decor with triple aspect wooden framed double glazed windows and door with Juliette balcony, fitted wardrobes, radiator, inset lights to ceiling, access to roof space.

### Bedroom Four

8'9" x 8'11" (2.68 x 2.72)



Carpeted and neutrally decorated with rear aspect wooden framed double glazed window, radiator.

### Bathroom



A generously proportioned bathroom having ceramic tiled flooring and neutral decor with inset lights to ceiling, full length mirror, P bathtub with chrome hot and cold taps and electric shower over, vanity cupboards with worktop and inset wash hand basin having chrome mixer tap, low flush wc, tiled splashbacks, chrome heated towel rail.

### OUTSIDE

#### Garage

A detached double garage with light, power, twin metal up and over doors, personnel door and side window. Having a pitched roof, you will also find good storage withing the roof space.

#### Frontage and Driveway

To the front a tarmacadam driveway stretches the width of the property and provides car parking for at least three vehicles.

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### Rear Garden



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Accessed via a gate from the side you will find an enclosed, private garden which has been attractively landscaped to provide a good mixture of paved patio, lawn and established herbaceous planting. You will also find a small wooden summer house and side patio which provides an excellent space for bin storage, outdoor laundry airing and greenhouse.

### Homeowners Comments

44 Back Lane is a very distinct architect designed property, built in 1985. It is one of four in a development of self build properties in Hilton's old village, on a non-estate position close to all local facilities.

It became unique when an extension was added and completed by us in 2005. This increased floor space by almost a third and provided good and substantial living space for our growing family. When we purchased our home, we saw it's potential, good build quality and loved it because of its great location. We have enjoyed it's south and west facing mature, private garden and the fact that our young children could walk easily to their school, and 'out of school' activities such as football, dancing, brownies, cubs and Summer holiday events. They could also play safely in the almost adjacent park and field. The house's location gave easy motorways' access for work and to visit our families which lived north and south of Derby. We also liked the fact that we could visit the Peak District easily to enjoy the wider countryside, and that if we needed larger town facilities Derby, Burton, Uttoxeter, and Lichfield were close by. The added bonus has been the kind and friendly neighbours we have met during our time here.

### Material Information

Council Tax Band: E

Consumer Protection: There are no declared consumer protection issues for this property.

Mobility: There are no mobility improvements for this property.

Air Quality: Get air quality data for this address here: <https://addresspollution.org/>

### What3Words Location:

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### Disclaimer



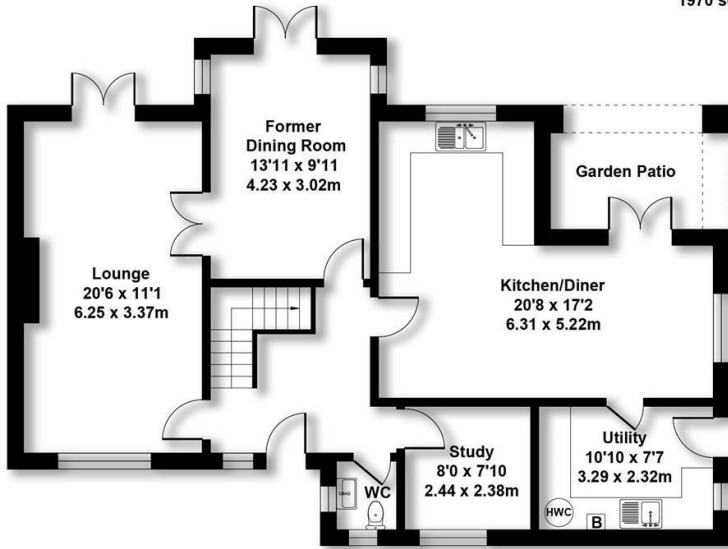
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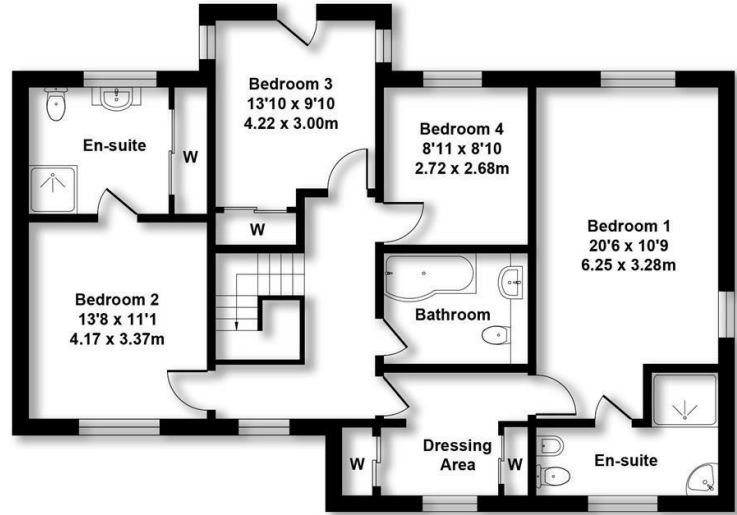
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Approximate Gross Internal Area  
1970 sq ft - 183 sq m

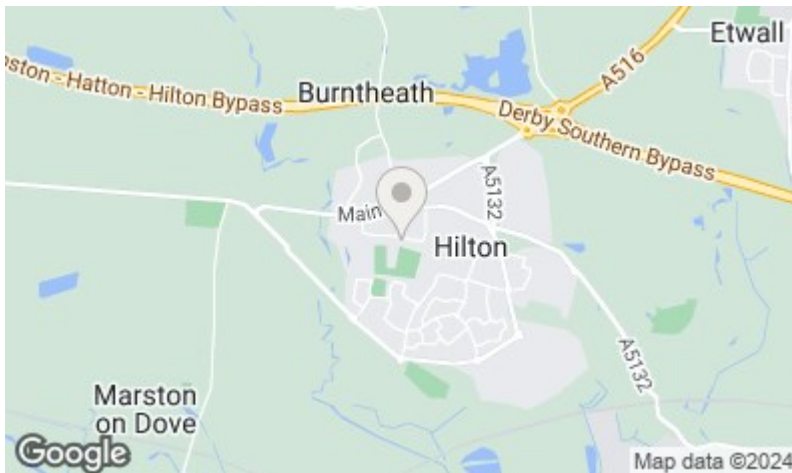


GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	82
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	



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