



RYTON WAY, HILTON, DERBY

PRICE £340,000

4 BEDROOM | 2 BATHROOM | 2 RECEPTION



WELCOME TO RYTON WAY

FOUR-BEDROOM DETACHED FAMILY HOME WITH LARGE CONSERVATORY, GARAGE AND GENEROUS LIVING SPACE - This impressive double-fronted detached home offers a superb combination of spacious accommodation, practical family living and versatile entertaining space. Set within a popular residential setting in Hilton, the property provides a layout that is particularly well suited to modern family life.

The generous breakfast kitchen provides an excellent heart to the home, with a breakfast bar, integrated appliances and an archway leading through to a useful utility room. The dining room opens into a very large conservatory, currently used as an additional reception room, creating a substantial and flexible living environment with direct access to the garden.

Upstairs, four bedrooms include a principal bedroom with fitted wardrobes and a modern en-suite, alongside three further double bedrooms, one of which also benefits from fitted storage. A modern family bathroom provides additional convenience.

Outside, the property benefits from two side-by-side parking spaces, an integral garage and a well-proportioned rear garden with patio, lawn and established borders. The garden also provides access around the whole house, adding further practicality to this substantial family home.

THE DETAIL

The Detail

The property has an attractive double-fronted appearance and opens into a lovely-sized hallway, where wooden flooring and a modern composite entrance door create a welcoming first impression. There is useful understairs storage, together with access to the downstairs WC and principal living areas.

The large lounge is an excellent reception space, featuring a substantial bay window alongside two further windows to the side, creating a bright and spacious environment. The breakfast kitchen is particularly well equipped, with tiled flooring, a breakfast bar providing seating for three, integrated oven, gas hob, extractor fan, dishwasher and fridge freezer. An archway leads into the utility room, which provides space for both a washing machine and dryer, additional cupboards and a sink, while also housing the boiler.

The separate dining room features wooden flooring and patio doors leading into the very large conservatory. With radiators, wood-effect tiled flooring, patio doors onto the garden and access into the garage, this versatile room can be enjoyed throughout the year and is currently utilised as an additional reception room.

Upstairs, the generous landing benefits from its own window. The principal bedroom has dual-aspect windows, large built-in wardrobes and a modern en-suite with grey patterned tiling, vanity storage, WC and a shower with rainfall head. There are three further double bedrooms, with one also benefiting from fitted wardrobes. The modern family bathroom features grey patterned tiling, a bath with mains shower and rainfall head, vanity unit, WC and heated towel rail.

Outside, two side-by-side parking spaces sit alongside the integral single garage. The rear garden is mainly lawned, with a patio adjoining the conservatory, established borders and access around the whole house. Located in Hilton, the property benefits from the village's range of everyday amenities and community facilities, while offering convenient access to Derby, Burton upon Trent and the surrounding areas. The setting provides a practical balance between village living and accessibility to larger towns and cities for work, shopping and leisure.

AML Verification

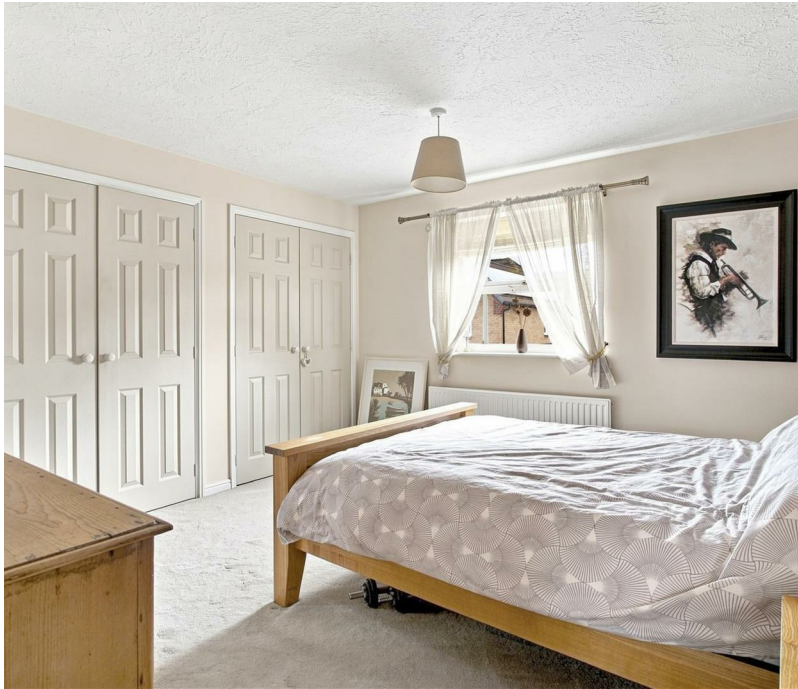
In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

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Ryton Way



Approx. Gross Internal Floor Area 1557 sq. ft / 144.74 sq. m (Including Garage)
Approx. Gross Internal Floor Area 1417 sq. ft / 131.71 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

1557.00 sq ft

EPC RATING

C

COUNCIL TAX BAND

E

- Chain Free – Offered For Sale With No Onward Chain, Providing A Straightforward Opportunity For Buyers Looking To Move Without The Additional Complications Of A Property Chain.
- Spacious Breakfast Kitchen With Integrated Appliances And Breakfast Bar
- Useful Separate Utility Room With Sink, Storage And Appliance Space
- Very Large Conservatory Currently Used As An Additional Reception Room
- Generous Lounge With Large Bay Window And Dual-Aspect Outlook
- Principal Bedroom With Dual-Aspect Windows, Fitted Wardrobes And En-Suite
- Three Further Double Bedrooms Providing Excellent Family Accommodation
- Modern Family Bathroom With Bath, Rainfall Shower And Heated Towel Rail
- Two Side-By-Side Parking Spaces And Integral Single Garage
- Good-Sized Rear Garden With Patio, Lawn And Established Borders

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
CURRANBIRDS.CO

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