

Lancaster Drive

Hilton, Derby, DE65 5JQ

John 
German





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£439,950

This spacious family home occupies a superb corner plot, offering three reception rooms, a modern refitted kitchen, utility room, four generous bedrooms, en-suite, family bathroom, enclosed garden, a wide driveway and double garage.



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Ideal for a growing family or those seeking plenty of space, this modern detached home occupies a fabulous corner plot and benefits from a double-width driveway and double garage, offering excellent parking, storage and hobby space.

The front door opens into a spacious and welcoming hallway, with doors leading to the principal ground-floor rooms. To the left, the good-sized lounge features a fireplace and front-facing views, creating a lovely space in which to relax. Across the hall, a versatile home office offers the flexibility to serve as a snug or TV room.

The breakfast kitchen has been stylishly upgraded with sleek, grey gloss-finish units, complementary work surfaces and a breakfast bar, together with an impressive tall larder cupboard. Integrated appliances include a double oven, hob, extractor, microwave, fridge/freezer and dishwasher, making this a well-equipped kitchen ready to enjoy. A handy utility room sits just off the kitchen, providing additional storage with a large under-stairs cupboard and a door leading out to the rear garden.

Upstairs, the spacious landing leads to four generously sized bedrooms. The principal bedroom benefits from fitted wardrobes and an en-suite shower room, while the remaining bedrooms are served by the family bathroom.

Outside, the enclosed rear garden features a lawn and a paved terrace, ideal for outdoor dining and entertaining. A useful rear door provides direct access into the double garage, adding further practicality to this appealing family home.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

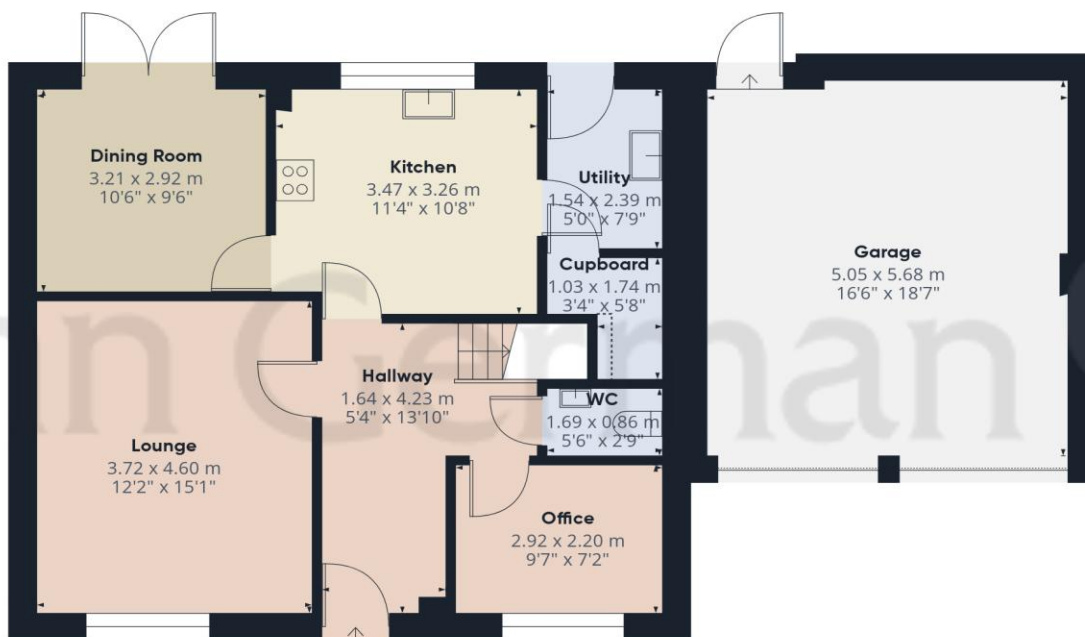
Our Ref: JGA/26102026

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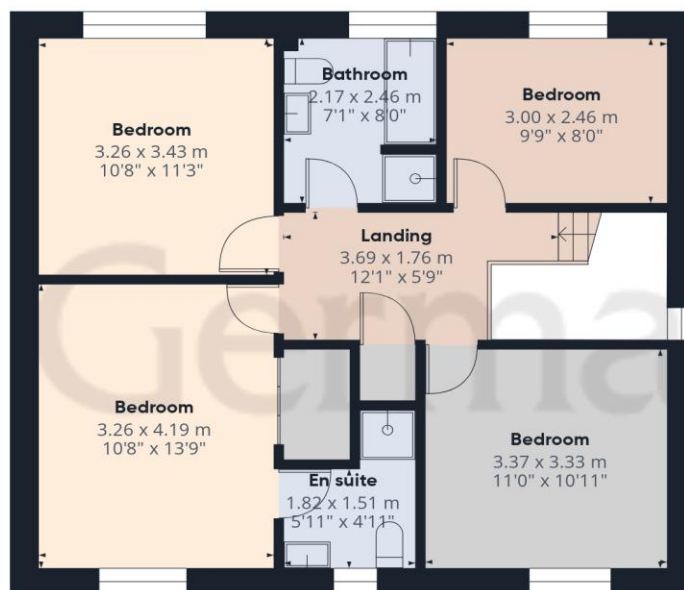
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

150.2 m²

1617 ft²

Reduced headroom

0.2 m²

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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