

CURRAN  
BIRDS  
+ CO



62, DE65

£425,000

CURRAN BIRDS + CO



Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



**FIVE BEDROOMS, LARGE LANDSCAPED GARDEN** - This impressive five-bedroom detached property offers a spacious and contemporary interior designed for modern family living. The heart of the home is a bright, open-plan kitchen/dining/family area, complete with integrated appliances, space for dining and lounging, and French doors leading to a substantial garden.

A welcoming lounge, flexible reception room, and convenient downstairs WC complement the versatile layout. Upstairs, the master bedroom features fitted wardrobes and an en-suite shower room, alongside four further bedrooms and a family bathroom. With a garage, ample parking, and one of the largest plots in the area, this home perfectly balances comfort, functionality, and lifestyle appeal.





#### The Detail

Upon entering, a spacious entrance hall with composite door and feature inset window leads to a front-facing lounge filled with natural light. The additional reception room at the front offers flexible use as a study or dining area while a downstairs cloakroom provides practical convenience.

The kitchen/dining/family area forms the heart of the home, featuring shaker-style wall and base units, integrated gas hob, electric oven, fridge freezer, dishwasher and stainless steel sink. The dining and family zones offer ample space for a table, sofas and media with French doors opening onto the garden. A utility room with external access ensures functionality and storage.

Upstairs, the master bedroom benefits from fitted mirrored wardrobes and an en-suite shower room with contemporary design while four further bedrooms provide flexibility for families. The family bathroom, complete with bath, WC and modern fittings, serves the additional bedrooms. Gray wood-grain effect flooring runs throughout key areas while recessed lighting enhances the modern finish.

Externally, the property sits on one of the estate's largest plots, featuring a sizable garden, patio, raised planting beds and additional space behind the garage. A brick-built garage with power and light alongside ample parking completes this exceptional family home.





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## The Location

Hilton offers a highly desirable village lifestyle, combining convenience with a strong sense of community. The property falls within the catchment area for John Port School, making it particularly appealing for families. Locally, residents benefit from a selection of pubs and a shopping parade providing everyday essentials. For leisure, Broughton Heath Golf Club is nearby, while the Etwall Leisure Centre offers a gym and swimming pool.

Outdoor enthusiasts will enjoy the nearby cycle path, ideal for walking and cycling. Excellent transport links, including proximity to the A50, allow easy commuting to the airport and surrounding cities. With its balance of amenities, recreational opportunities and village charm, Hilton provides an attractive setting for modern family living.







## The *Particulars*

### Size

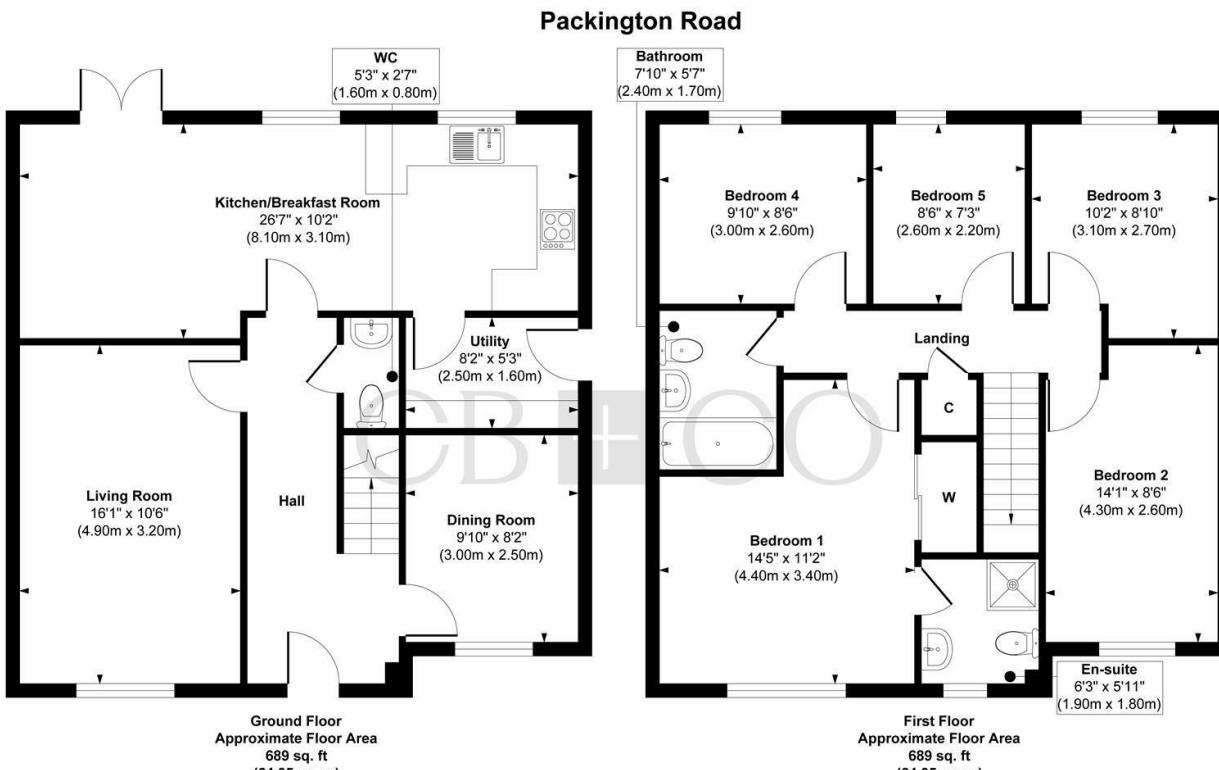
Approx 1378.00 sq ft

## *Energy Performance Certificate (EPC)*

### Rating E

### *Council Tax Band*

D



# CURRAN BIRDS CO

The logo consists of the company name 'CURRAN BIRDS CO' in a large, white, serif font. To the left of the word 'CURRAN' is a white square containing a black plus sign (+).

*Let's Talk*

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