

Back Lane, Hilton

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£400,000



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This property at a glance:



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TORCG

Back Lane, Hilton



Jodie says:

What I love most about this four-bedroom detached home is how effortlessly it brings together space, comfort, and practicality, all in a brilliant location that really suits family living. From the moment you arrive, the generous driveway, gated parking area, and EV charger set the tone for a home that's been thoughtfully improved for modern life.

The extended front porch is a feature I think works incredibly well. It creates a spacious, welcoming entrance and gives you that extra convenience of a downstairs WC, something families always appreciate. The front lounge is another space I'm particularly fond of, well-sized, warm, and cosy thanks to the log burner, with a large front window that keeps the room bright all year round.

For me, the kitchen-diner is the real heart of this home. The modernised kitchen, with its sleek white-gloss units and integrated appliances, feels both stylish and practical. The rear extension transforms the space into a brilliant multi-use area, perfect for dining, relaxing, or entertaining. With Velux windows and patio doors, it's filled with natural light, and it's the kind of room that naturally becomes the hub of daily life.

Upstairs, the layout works beautifully. All four bedrooms are well proportioned, but the main bedroom is a standout for me, bright, spacious, and enhanced by a beautifully updated en-suite that gives it a real sense of luxury. With two further doubles, a generous single, and a modern family bathroom, the upstairs feels functional, balanced, and ideal for a growing family.

The garden is another part of the home that really complements the indoors. The landscaped design, solar lighting, and the fantastic outdoor bar create a space that's perfect for both everyday enjoyment and hosting friends and family. It's easy to imagine summer evenings, celebrations, and memories being made out here.

Overall, this home strikes a wonderful balance between family living and entertaining. It's warm, practical, stylish, and full of spaces that genuinely enhance day-to-day life, the kind of place where beautiful memories are ready to be created".

Back Lane, Hilton



Did you spot...

This beautiful family home has underfloor heating in the kitchen and dining area



A message from the seller:

"Welcome to our house! Selling this house is very bittersweet as we have loved living here for the past almost 30 years. We have brought up our 3 daughters in this house and now they have all flown the nest it's time for us to do something different. The closeness of the local primary school, parks, open space, pubs and shops, even a supermarket all make living here very easy. All are within walking distance. We really do have the loveliest of neighbours, all of whom have lived here longer than us which is testament to the quality of life this area can bring both to growing families and those who want to be close to village amenities with little need to travel far for anything. This has been the perfect home for us for many years, we have enjoyed being the hosts of many a family and friends get together using both the inside and outside space to entertain. Whilst we will be sad to leave here, knowing others will enjoy the space we created makes it a little easier".

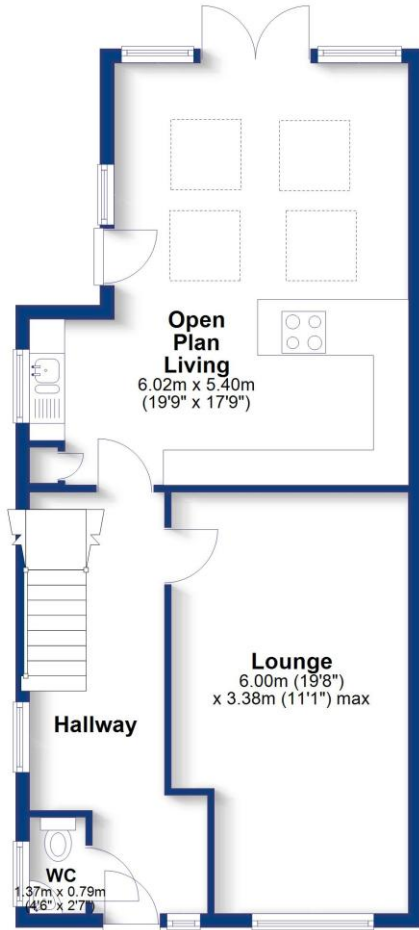
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Floor Plan

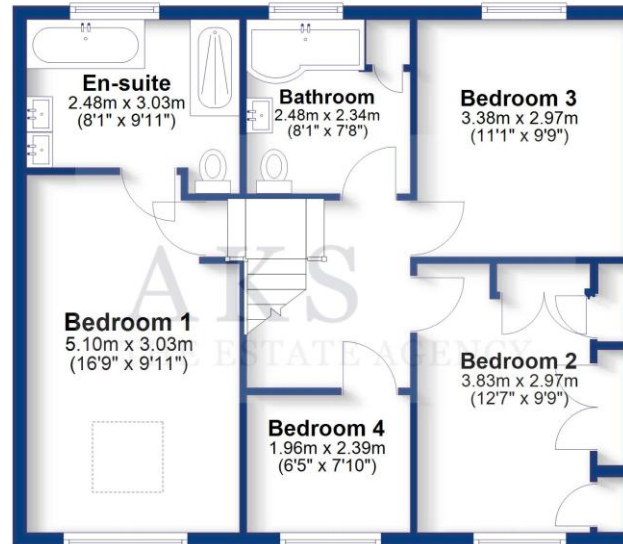
Ground Floor

Approx. 61.0 sq. metres (657.0 sq. feet)



First Floor

Approx. 62.5 sq. metres (672.2 sq. feet)



Total area: approx. 123.5 sq. metres (1329.2 sq. feet)



Energy Performance Certificate

Back Lane, Hilton

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Key Features:

- MULTI-FUEL BURNER IN THE LIVING ROOM
- UNDER FLOOR HEATING IN THE KITCHEN-DINER
- LARGE MAIN BEDROOM WITH MODERN EN-SUITE
- LANDSCAPED GARDEN AND SUMMER HOUSE
- SPACIOUS DRIVEWAY, DETACHED GARAGE AND EV CHARGER
- FANTASTIC LOCATION, ON A QUIET ROAD, CLOSE TO ALL AMENITIES
- OWNED SOLAR PANELS WITH BATTERY STORAGE
- EPC RATING TBC



About the area:

The village of Hilton is a fantastic family village and has something for everyone in the family. Within Hilton there are also plenty of essential amenities including, a doctors, a pharmacy, The Post Office, several nurseries, Tesco Express, Aldi and plenty of takeaway food options. Hilton has several hair and beauty salons, a bakery, pubs around the village, a village hall and a number of play areas for children. To the back of the village hall there is a skate park, football pitches and a tennis/football court. The buses which run through the village provide a service which goes to other local villages as well as into Derby City Centre and Burton Town Centre. It has easy access to major road links with the A38 and A50 both just a couple of minutes' drive from the village and the A516 to Derby.



Schools:

There are two Primary Schools, Hilton Spencer Academy and The Mease Spencer Academy which both feed through to John Port School in the neighbouring village of Etwall.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Jodie** call **01332 30 30 30**

[Click here](#) to watch the property video

