

Merlin Lane, Hilton

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Offers in excess of
£425,000



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This property at a glance:



Watch the video



Merlin Lane, Hilton



Jodie says:

From the moment I stepped through the door, I could see this is a home that has been thoughtfully designed with modern family living in mind. Set within an exclusive development, it offers a fantastic balance of style, practicality and generous living space.

One of the things I particularly like about this home is how well the ground floor flows. The lounge feels warm and welcoming, centred around a striking media wall with a contemporary flame-effect fire that creates a cosy focal point and the perfect place to unwind. I also love the patio doors, which provide direct access to the garden and allow plenty of natural light to flood the room.

For me, the real highlight is the impressive open-plan kitchen, dining and family area. This is undoubtedly the heart of the home, featuring high-quality fittings, ample space for busy family life and bi-fold doors that seamlessly connect the indoors with the garden. Whether you're entertaining friends and family or simply enjoying everyday life, this space works beautifully. The ground floor is further enhanced by a useful utility room and a convenient downstairs WC.

Upstairs, the main bedroom provides a peaceful retreat, complete with fitted wardrobes and a stylish en-suite shower room. The remaining three bedrooms are all well-proportioned and offer excellent flexibility for growing families, guests or those needing a dedicated home office, with one bedroom also benefiting from fitted wardrobes. The family bathroom is modern and well-appointed, featuring a shower over the bath to create a practical yet attractive space.

Outside, I was particularly impressed by the recently landscaped rear garden, which has been designed to be both attractive and easy to maintain. It's a fantastic space for children to play, relaxing with family, or hosting summer get-togethers. The pergola, bar and hot tub create a wonderful entertaining area and make it easy to imagine enjoying long summer evenings with friends or unwinding after a busy day. Completing the property is a garage and driveway parking, adding further convenience to what I believe is an exceptional family home."

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Did you spot...

This beautiful family home is walking distance to local amenities



A message from the seller:

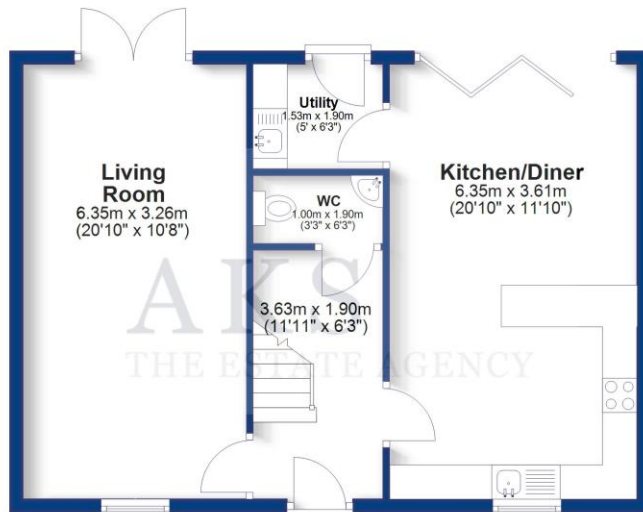
"We have loved living in this home, especially the two separate living spaces which give plenty of room to relax while still being able to cook and entertain family and friends. The bifold doors open onto a spacious garden that has recently been transformed with porcelain tiles, a jacuzzi, and a bar area, making it perfect for socialising and family gatherings.

All four bedrooms are generously sized, providing plenty of space for growing families and children's sleepovers. We have also been fortunate to have lovely neighbours, creating a friendly and welcoming community. As the road is only used for access to the houses and is not a through route, it remains quiet with very little traffic, making it ideal for families."

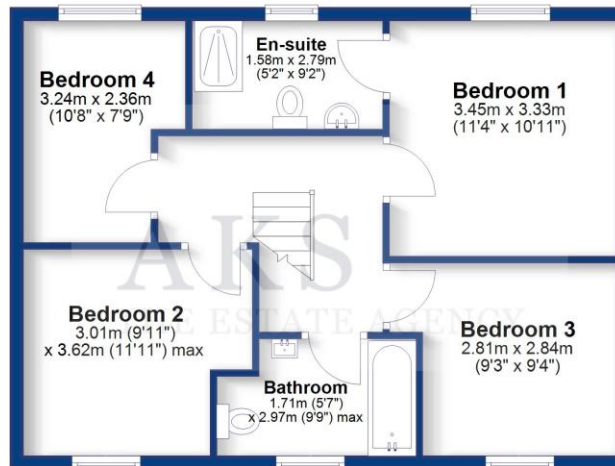
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Floor Plan

Ground Floor
Approx. 56.9 sq. metres (612.4 sq. feet)



First Floor
Approx. 56.1 sq. metres (603.5 sq. feet)



Total area: approx. 113.0 sq. metres (1216.0 sq. feet)

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Key Features:

- MODERN FOUR BEDROOM DETACHED HOME
- SPACIOUS KITCHEN-DINING-LIVING WITH BI-FOLD DOORS
- MODERN LIVING ROOM WITH MEDIA WALL AND PATIO DOORS
- WC AND UTILITY
- MAIN BEDROOM WITH EN-SUITE
- DRIVEWAY PARKING AND SINGLE GARAGE
- CLOSE TO LOCAL AMENITIES AND COUNTRY WALKS
- EPC RATING B



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 with two pharmacies, 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 Etwell.



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



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