



MAIN STREET, HILTON, DERBY

PRICE £225,000

2 BEDROOM

| 1 BATHROOM

| 1 RECEPTION



WELCOME TO MAIN STREET

BEAUTIFUL CHARACTER HOME WITH GENEROUS GARDEN & LARGE SHED/WORKSHOP - An attractive double-fronted character end-terrace home, beautifully upgraded throughout while retaining an abundance of charming period features and quality finishes. This delightful property is ideally suited to first-time buyers, young professionals or those looking to downsize. Occupying a sought-after position in the heart of Hilton Old Village, the property is just a short stroll from open countryside while also enjoying excellent access to a wide range of local amenities and convenient transport links.

The well-presented accommodation briefly comprises an entrance hallway, a cosy sitting room with a log-burner, and a beautifully appointed open-plan dining kitchen with direct access to the rear garden. To the first floor, the landing leads to two generous double bedrooms and a superb four piece bathroom with separate shower.

Outside, the property enjoys a generous enclosed rear garden featuring a paved patio, lawn and well-stocked borders. A useful utility room and outside WC are also accessed from the garden. To the rear of the garden is a substantial timber-framed shed/workshop, complete with power and lighting, providing excellent storage or workspace.

THE DETAIL

Offering a wealth of character and charm, with an abundance of period features, this delightful home has been sympathetically upgraded to a high standard and benefits from a range of quality fixtures and fittings. It presents an excellent opportunity for first-time buyers, professional couples, or anyone seeking a charming village home with generous living space and a wide range of local amenities close at hand.

A double glazed entrance door opens into a welcoming hallway with attractive oak-effect flooring, setting the tone for the accommodation throughout. The charming sitting room boasts a striking exposed brick chimney breast with a cast iron multi-fuel log burner set upon a tiled hearth, complemented by traditional built-in storage, window shutters and oak-effect flooring.

The hallway also gives access to a beautifully appointed open-plan kitchen and dining area has been thoughtfully designed with cream panelled units, solid oak worktops, a ceramic sink and a range of integrated appliances, including an electric oven, microwave and gas hob. The dining area retains its character with a period cast iron fireplace, bespoke built-in cupboards, wine rack shelving and useful understairs storage, while a door provides direct access to the rear garden. There is also a staircase leading to the first floor landing.

The first floor landing gives access to two well-proportioned bedrooms, including a spacious dual-aspect primary bedroom, alongside a beautifully appointed four-piece bathroom featuring a period-style suite with bath, separate shower, low flush wc, Burlington wash basin, traditional fittings and feature arched window to the front elevation.

Outside, the generous rear garden has been designed for both relaxation and practicality, offering an extensive paved patio, decorative gravel seating areas, a good-sized lawn and a substantial powered workshop with double doors. A separate utility room and an outside WC further enhance the property's versatility.

CB+CO





The Location

Hilton is a popular village location and is popular due to its good range of local amenities and excellent accessibility to Derby, Burton-on-Trent and Uttoxeter. The village itself offers services including medical centre, post office, two supermarkets, hairdressers, nursery, regular bus services, reputable primary school and a selection of village inns.

It is also a popular location for commuters with its location being within easy reach of the A50, A38, M1 and M6 motorways and being well positioned for access to the regional centres including Derby, Nottingham and Burton-on-Trent. The property is only around four miles to Willington Train Station.

Hilton is a short drive away from Mercia Marina which is the largest inland marina in Europe with its excellent bars, restaurants, coffee shops and boutique retailers.

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.





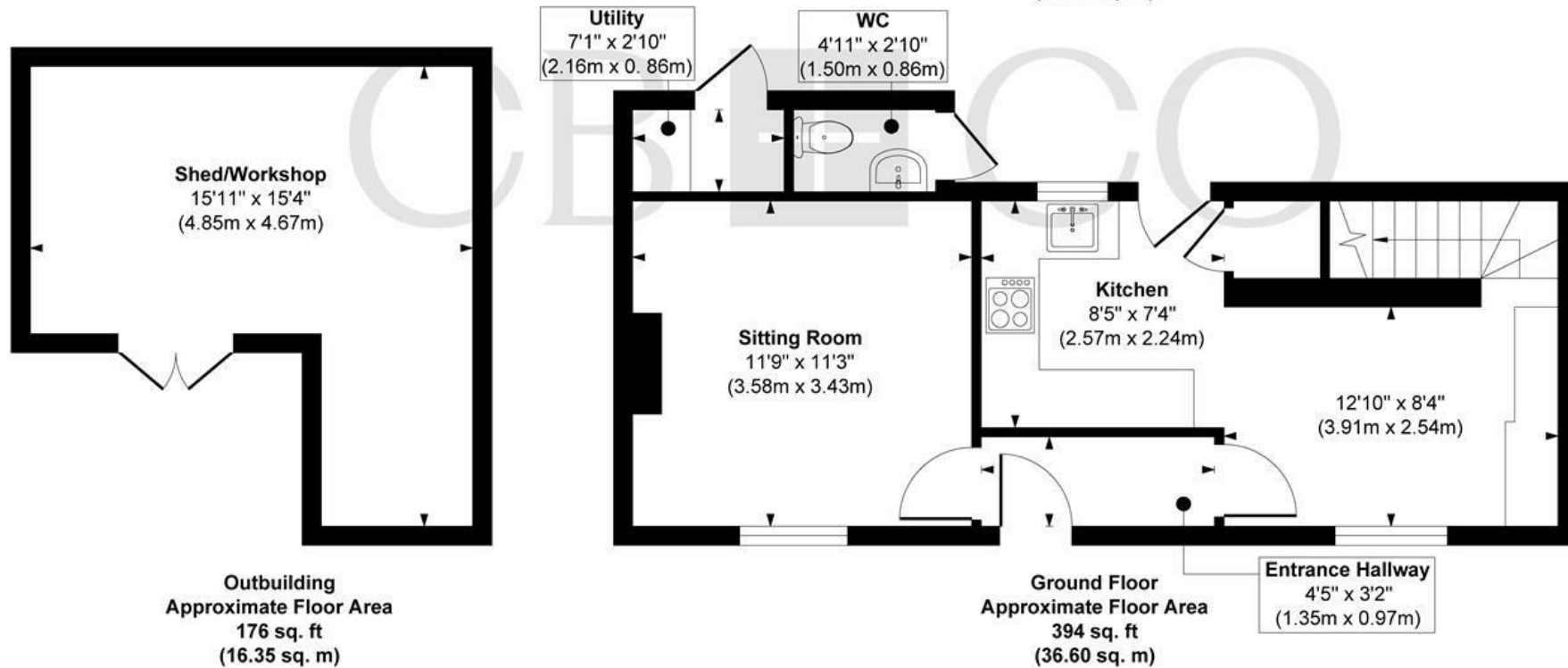
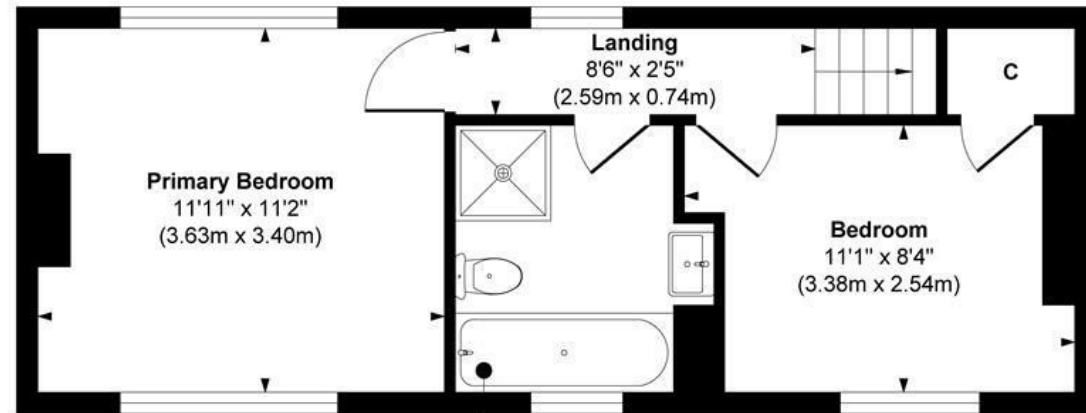








Main Street, Hilton, Derbyshire



Approx. Gross Internal Floor Area 930 sq. ft / 86.39 sq. m (Including Outbuilding)

Approx. Gross Internal Floor Area 754 sq. ft / 70.04 sq. m (Excluding Outbuilding)

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

Produced by Elements Property

THE PARTICULARS

APPROX

754.00 sq ft

EPC RATING

D

COUNCIL TAX BAND

A

- Beautiful Double Fronted Two Double Bedroom Character Terraced Home
- Ideal First Time Buy or for Young Professionals
- Situated in the Heart of Old Hilton Village
- Beautifully Presented - Wealth of Character & Charm
- Gas Central Heating & Double Glazing
- Entrance Hallway, Sitting Room & Well Appointed Dining Kitchen
- Two Double Bedrooms & Stylish Four Piece Period Style Bathroom
- Generous Landscaped Rear Garden & Large Timber Shed/Workshop
- Close to Excellent Local Shops & Amenities
- Close to Open Countryside & Excellent Transport Links

DARLEY ABBEY MILLS

THE MILLS

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

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MICKLEOVER

THE STUDIO

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