

# Normandy Road, Hilton

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Offers in excess of  
**£380,000**



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This property at a glance:



Watch the video



# Normandy Road, Hilton



## Jodie says:

"This is one of my favourite parts of the village, it feels private yet so convenient to everything Hilton has to offer. For me, plenty of parking is key for a four bedroom home, so it's great to have the large driveway to the front as well as access into the integral garage. As you step inside, you're welcomed by a bright entrance hall, with plenty of space to store your shoes and coats. From here you can access the handy downstairs WC, perfect when you have people over. The generous living room has plenty of room for a 3 piece suite, making this the perfect spot to unwind at the end of the day or socialise with friends.

For me, the heart of the home is the open-plan kitchen and dining area. I love the contemporary units, with the on trend choice of tiles to complete the look. They have also included a breakfast bar, making great use of the space and creating the perfect spot for your morning coffee or a great place to entertain. At the end of the kitchen, there's plenty of room for a large dining table, positioned next to the French doors that lead you straight into the bright and spacious conservatory. This extension of the home creates a wonderful indoor-outdoor flow, opening directly onto the garden. Another great feature in the downstairs space is the integral garage with power and lighting, is a practical space with the potential to make this an extension of your living space if needed.

Upstairs, the main bedroom feels bright and open, with fully fitted mirrored wardrobes that not only offer excellent storage but also enhance the sense of space. The en-suite completes the room, adding a touch of comfort and convenience. The three additional bedrooms are all well-proportioned, offering flexibility for family living, guest rooms, or a home office. The family bathroom has a 3 piece suite and a shower over the bath, making this a great practical space for the family.

Outside, the rear garden is a real highlight, with a paved patio for summer dining and a neatly kept lawn that's perfect for children to play or for simply enjoying the sunshine. The garden is fully enclosed and the mature borders give you a real sense of privacy. A great addition is the external shed, providing valuable extra storage or the perfect space for hobbies".

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## Did you spot...

This lovely home has a beautiful South facing garden

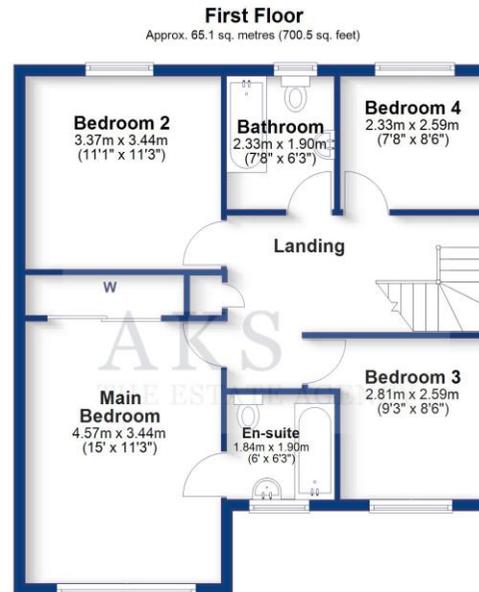
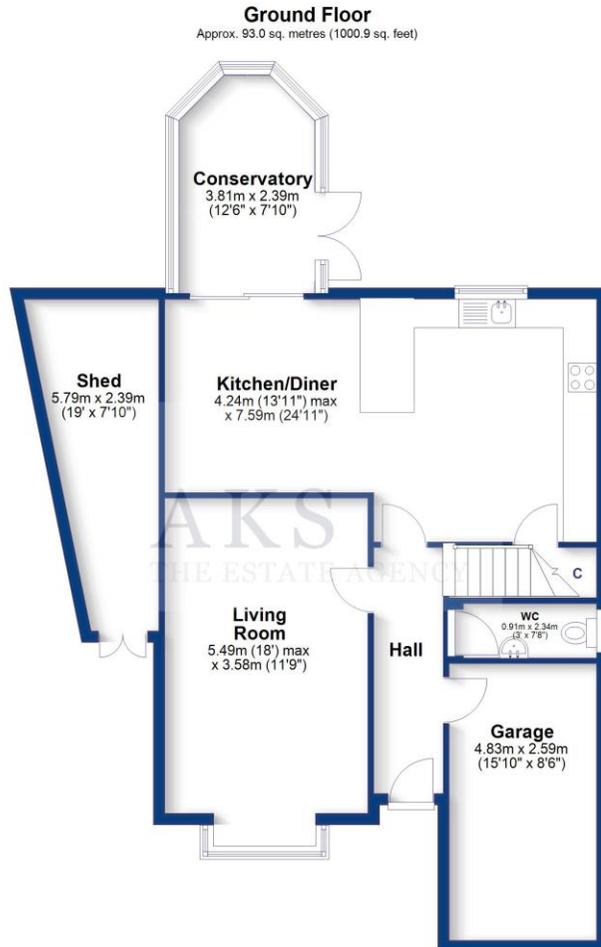


## A message from the seller:

“Welcome to our house. If you are the next lucky owner of this fantastic home you will soon realise how understated it is. A super quiet area with fantastic neighbours. We only wish you enjoy the house and area half as much as we have”.

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# Floor Plan



Total area: approx. 158.1 sq. metres (1701.4 sq. feet)

## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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300+ 5 star Google Reviews



## Key Features:

- BEAUTIFULLY PRESENTED, FOUR BEDROOM, DETACHED HOUSE
- MODERN, OPEN PLAN KITCHEN
- BRIGHT AND SPACIOUS CONSERVATORY
- MAIN BEDROOM WITH BUILT IN WARDROBE AND EN-SUITE
- WELL ESTABLISHED PRIVATE GARDEN WITH PATIO
- LARGE DRIVEWAY AND INTEGRAL GARAGE
- AVAILABLE WITH NO ONWARD CHAIN IF REQUIRED
- SOUGHT AFTER LOCATION
- EPC RATING D



## 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 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



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