



LUCAS LANE, HILTON, DERBY

PRICE £535,000

4 BEDROOM | 2 BATHROOM | 2 RECEPTION



WELCOME TO LUCAS LANE

BEAUTIFULLY RENOVATED FOUR-BEDROOM DETACHED HOME WITH PERIOD CHARM AND A PRIVATE WEST-FACING GARDEN – Red Roofs is an impressive detached family home in Hilton, combining traditional character with beautifully renovated interiors and generous living space. Overlooking open fields to the front, the property offers an appealing setting alongside a thoughtfully designed home that retains many attractive period features.

The ground floor provides two well-proportioned reception rooms, offering flexibility for family life and entertaining, alongside a stunning traditional-style breakfast kitchen with a central island and quality fittings. Upstairs, four bedrooms provide excellent versatility, including a principal bedroom with an en-suite wet room and a particularly spacious double bedroom positioned within the rear extension.

Outside, the substantial driveway offers parking for multiple vehicles, while the private west-facing rear garden provides an excellent setting for outdoor dining, relaxation and family gatherings. With its combination of character, carefully considered improvements and generous proportions, this is a distinctive home offering an appealing balance of traditional elegance and practical modern living.

THE DETAIL

The Detail

The property is accessed via a composite entrance door to the side, opening into a welcoming hallway featuring original oak parquet flooring and useful space for coats and everyday storage. The lounge is full of character, with real wood flooring, a bay window and a multi-fuel burner set against a black tiled hearth with an oak mantel, creating an inviting focal point. A separate dining room, also featuring real wood flooring, provides ample space for a large family dining table and connects to the breakfast kitchen through double wooden and glazed doors.

The beautifully renovated breakfast kitchen is a particular highlight, offering traditional styling, wooden worktops and a generous central island incorporating a breakfast bar. Further features include a substantial Stoves range cooker with a seven-ring gas hob, space for an American-style fridge-freezer, an integrated dishwasher, discreet integrated bins and a classic Shaws Belfast sink. Patio doors open directly onto the rear garden. A separate utility room provides additional cupboard and worktop space, a second Shaws Belfast sink, provision for a washing machine, external side access and a conveniently positioned ground-floor WC. The WC features wooden flooring, a storage cupboard, traditional Heritage washbasin and two windows.

Upstairs, the principal bedroom benefits from wooden flooring, a bay window, chimney breast and an en-suite wet room with a mains-fed shower, decorative glass-block partition, heated towel rail and wooden vanity unit. There is a further double bedroom with a built-in wardrobe, a particularly spacious rear double bedroom

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within the extension, featuring dual-aspect windows, carpet and loft access, plus a generous single bedroom. The family bathroom has been tastefully designed to complement the age of the house, with a freestanding bath on traditional black feet, a high-level WC with chain flush, Heritage washbasin and real wooden flooring.

Outside, the front features a large paved driveway accommodating multiple vehicles, iron fencing, double iron gates and a small garden area. The property also benefits from an integral garage, conveniently accessed from the kitchen and via double doors opening onto the driveway, providing practical storage and easy access. The private west-facing rear garden offers an extensive lawn, a large patio, mature trees and established planting.

Located in the village of Hilton, the property is conveniently positioned for local shops, schools, pubs and everyday amenities. Hilton offers a welcoming village atmosphere, with access to Derby, surrounding towns and the nearby countryside, making it an appealing setting for family living.

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.

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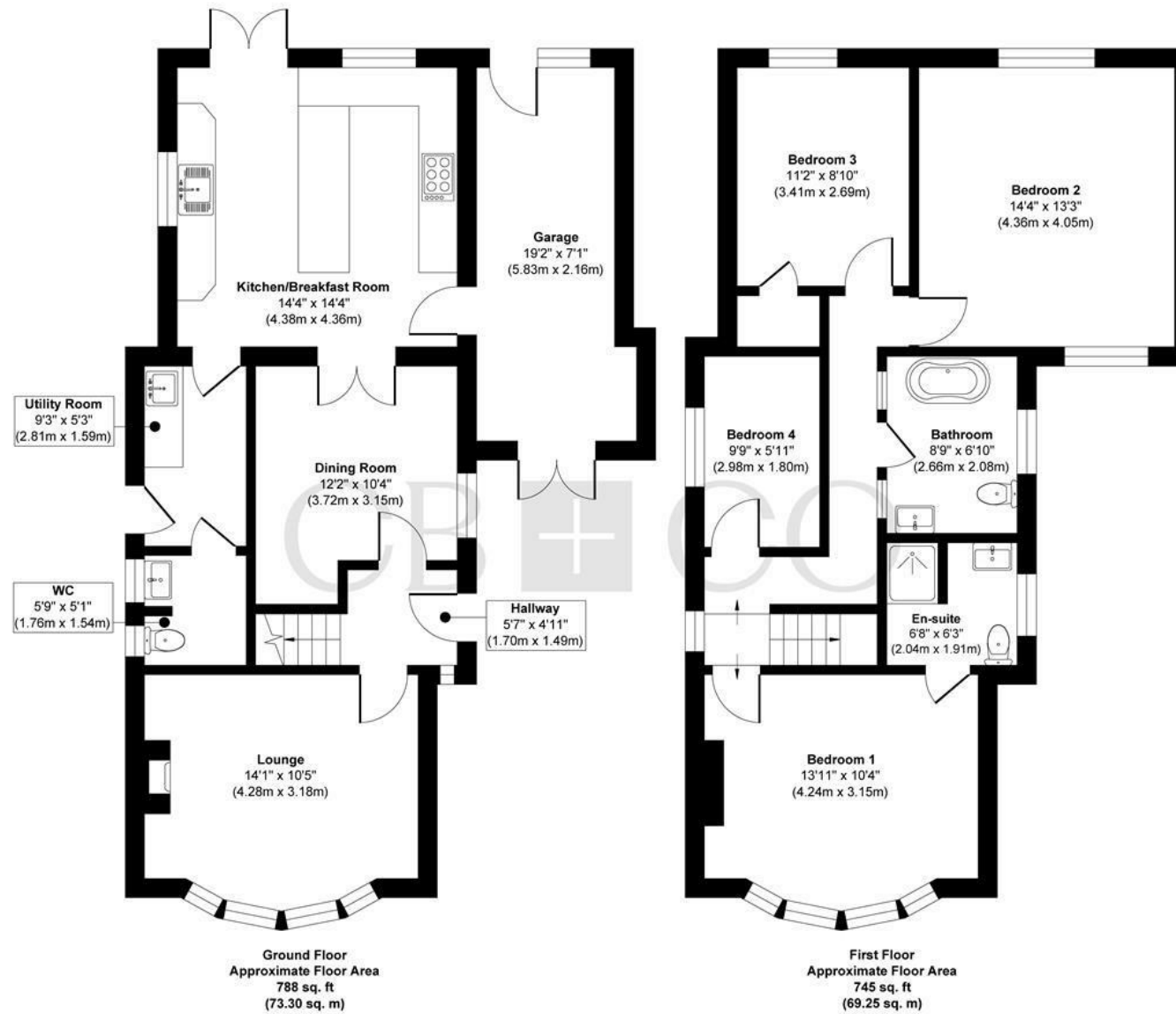








Red Roofs



Approx. Gross Internal Floor Area 1533 sq. ft / 142.55 sq. m (Including Garage)

Approx. Gross Internal Floor Area 1392 sq. ft / 129.45 sq. m (Excluding Garage)

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

Produced by Elements Property

THE PARTICULARS

APPROX

1533.00 sq ft

EPC RATING

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COUNCIL TAX BAND

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- Beautifully Renovated Four-Bedroom Detached Family Home
- Overlooking Open Fields To The Front
- Lounge With Bay Window, Wood Flooring And Multi-Fuel Burner
- Separate Dining Room With Double Doors To The Kitchen
- Traditional Breakfast Kitchen With Island And Breakfast Bar
- Stoves Range Cooker, Wooden Worktops And Belfast Sink
- Principal Bedroom With Bay Window And En-Suite Wet Room
- Traditional Family Bathroom With Freestanding Bath
- Large Paved Driveway And Integral Garage With Double Doors
- Large Private West-Facing Rear Garden With Extensive Lawn, Spacious Patio And Mature Trees And Planting

DARLEY ABBEY MILLS

THE MILLS

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

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

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