

# Egginton Road, Hilton

aksresidential.com

£550,000



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This property at a glance:



Watch the video





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## Mikaela says:

"When it comes to first impressions, this home has it all! The tree lined driveway is just gorgeous, with green space either side and gated access to the property itself, it's a beautiful welcome into the handful of barn conversions that this home forms part of. There's double driveway parking outside of an integral single garage and a communal parking area too for other residents and visitors. Inside the home itself, the entrance hall leads you into a fantastic country style kitchen where you'll find integrated appliances, a breakfast bar and a fantastic stable style door. There's also the living room diner where there's space for dining furniture, plenty of room for sofas and cabinets and two separate doors out to the beautiful garden. This room is so bright and inviting! There's also a handy WC downstairs. Upstairs, the 4 double bedrooms are a great size, some even having velux windows, flooding the rooms with light. The master has not only an en-suite but a dressing area too! There's also a good sized family bathroom with a shower over the bath. The stairs for the loft conversion lead up from bedroom 4, and what a fantastic space it is! The beams that appear throughout the house are a main feature in the loft space too. There's plenty of room for various zones such as a desk and a snug area and a large area in the eaves for storage too. Even more storage can be found on the landing and under the stairs where there are large cupboards, so useful! The back garden has got to be my favourite area. It's so private and such a suntrap! It's sheltered by the wall of the neighbouring property so is very shielded from the wind. There's plenty of patio area where the current owners even have a hot tub (which is included in the sale), as well as plenty of lawn and space for a shed if needed. There's even a communal 'herb garden' area which is really pretty. Overall this is a gorgeous rural property, close to amenities with a covenant in place to ensure the beautiful surroundings and lovely image of the property stay as such. With lots of character and plenty to offer for family life, we can't wait to show you this fantastic home!"

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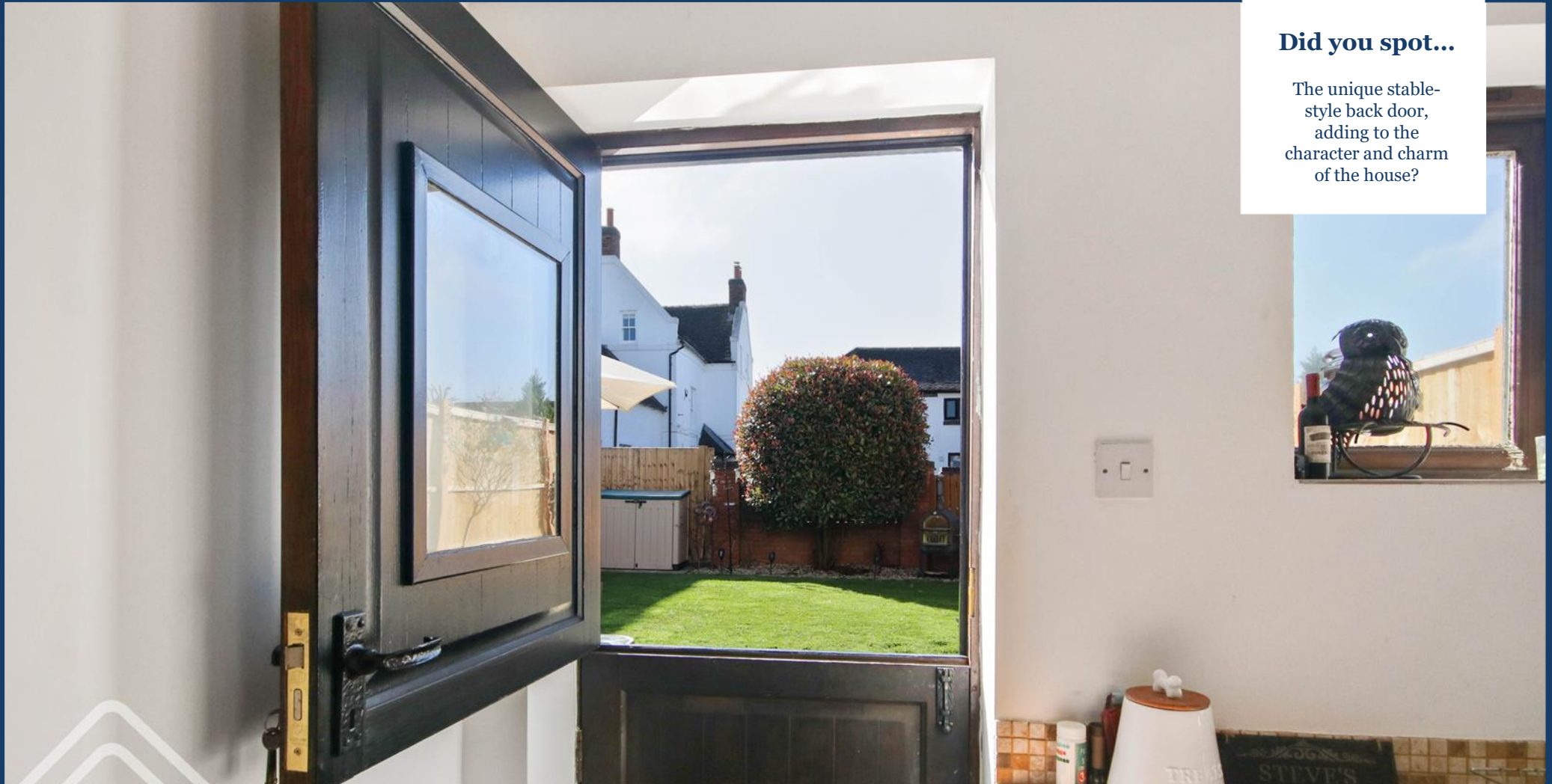
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## Did you spot...

The unique stable-style back door, adding to the character and charm of the house?



## A message from the seller:

"Ever since we moved here over 16 years ago this house has felt special. The long driveway leads to an oasis of calm in a busy world surrounded by green fields which cannot be built on. It has been a unique and safe place for us to bring up our children and the perfect place for us to relax and recharge our batteries. The garden is south facing and is a suntrap all day making it ideal for lazy summer days and evening barbecues and the hot tub is the icing on the cake all year round. Overall Hargate House Farm is a wonderful place to live."

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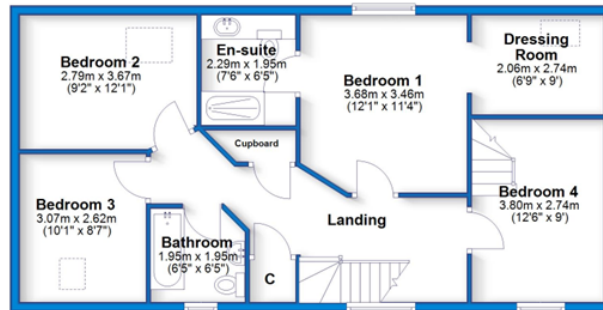




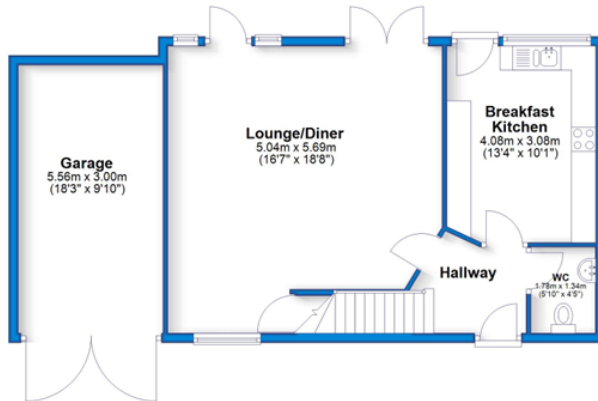
# Floor Plan

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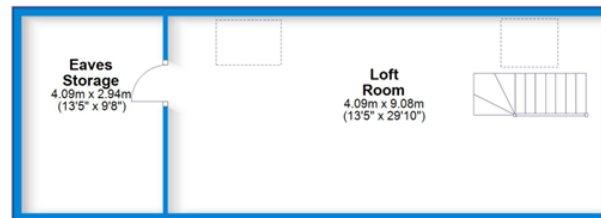
**First Floor**  
Approx. 72.2 sq. metres (777.2 sq. feet)



**Ground Floor**  
Approx. 70.1 sq. metres (754.7 sq. feet)



**Second Floor**  
Approx. 49.5 sq. metres (533.3 sq. feet)



Total area: approx. 191.9 sq. metres (2065.2 sq. feet)



## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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## Key Features:

- SEMI RURAL AREA
- LISTED BARN CONVERSION
- 4 DOUBLE BEDROOMS
- GARAGE AND TANDEM DRIVEWAY PARKING PLUS COMMUNAL PARKING
- EN-SUITE AND DRESSING AREA TO MASTER
- FIELD VIEWS AND GATED ACCESS
- EPC RATING E



## 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.



300+ 5 star Google Reviews



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

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

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



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