

# Derby Road

Hilton, Derby, DE65 5FP

John German



John German



# Derby Road

Hilton, Derby, DE65 5FP

£750,000

Stunning luxury five bedroom home on a superb plot with electric gates, garage with room over, amazing gardens, sitting room with log burner, impressive lounge with wood burner, an exceptional open plan kitchen/dining/living room with bifold doors, two ensuites & a family bathroom. Non estate location.

John German 

This exceptional home offers luxurious modern living with a beautifully refitted interior, finished to an outstanding standard and ready to move straight into. Designed with family life in mind, the property provides generous and versatile accommodation, including five flexible bedrooms, two en-suites, and a stylish family bathroom, making it a superb and highly capable family home.

There is a wonderful outdoor space with electric gates opening onto a private driveway and a beautifully established front garden. The rear gardens are equally impressive, featuring shaped lawns and a large terrace seating area, ideal for outdoor entertaining and relaxation. Planted borders and mature trees provide a charming and picturesque backdrop.

The exceptional ground floor layout begins with a welcoming porch featuring quality front doors and skylights, opening into a superb entrance hall with doors leading off to the principal reception areas and guest WC. A striking glass-panelled staircase and tiled flooring create a sleek contemporary feel.

The sitting room offers a warm and cosy atmosphere, perfect for relaxing, with a log burner and a bay window framing attractive views to the front.

The true highlight of the home is the exceptional open-plan kitchen, dining and living space, featuring roof lanterns, stunning garden views and bi-fold doors that seamlessly connect the indoor and outdoor areas.

This impressive room is perfectly designed for modern family living and entertaining, offering generous space for a relaxed seating area, a large dining table and a superbly appointed kitchen. The kitchen is fitted with an extensive range of units, integrated appliances and a breakfast bar, along with the unique addition of a built-in 'Braai' - an indoor barbecue with extractor system, ideal for year-round entertaining. Off the kitchen is a useful utility room with door to side.

The main living room is a superb, generously proportioned space enjoying views to both the front and rear, while a contemporary log burner adds warmth and a stylish focal point to the room.

On the first floor, the landing has doors leading off and a useful large cupboard providing storage.

The principal suite is a light-filled, spacious and impressive retreat. The bedroom area features a striking vaulted ceiling, alongside a dressing area with ample space for additional bedroom furniture, and a superb contemporary en-suite shower room.

Positioned on the opposite side of the house is an impressive second bedroom, also benefitting from its own en-suite bathroom. Bedrooms three, four and five - currently utilised as a dressing room - are served by a beautifully refitted and well-appointed family bathroom.

The property also benefits from a large detached garage with an electric door and side access door. An external timber staircase leads to a spacious first-floor room, currently used as a gym and previously utilised as a generous home office. Featuring a porthole window and dormer window overlooking the gardens, this versatile space enjoys plenty of natural light and attractive views.

**Agents notes:** There is no mains drainage in the location. The property is served by a septic tank which requires emptying, buyers are advised to check its suitability.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Standard

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Septic tank

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band D

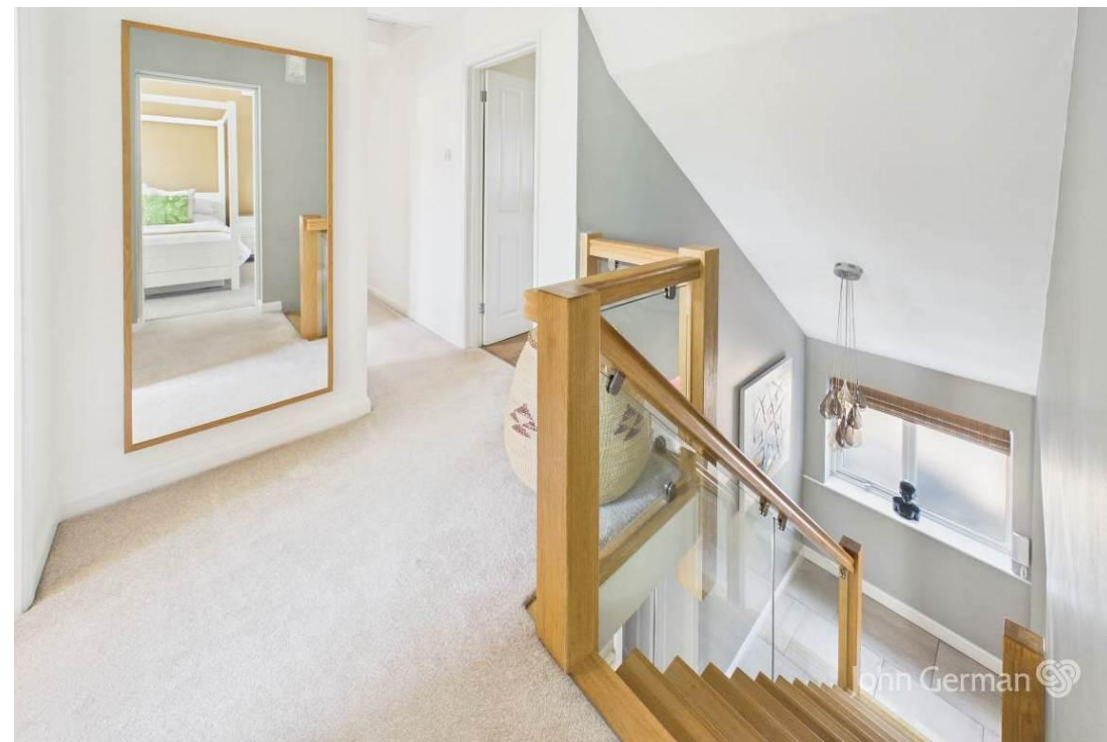
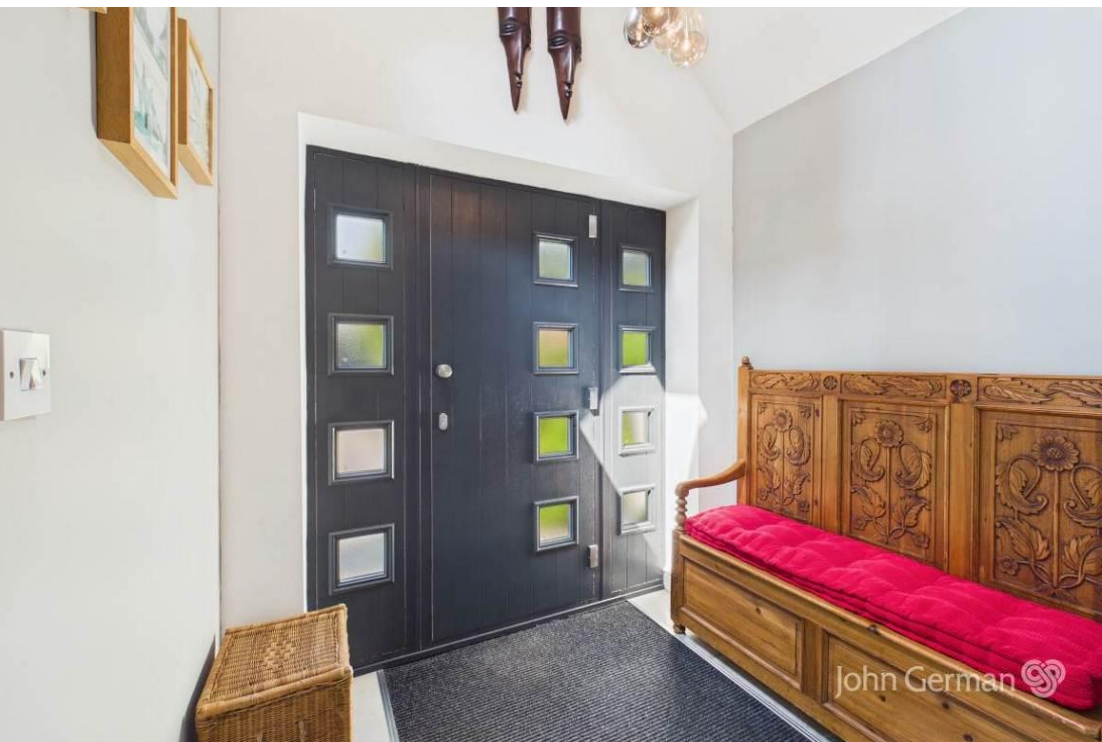
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/28052026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







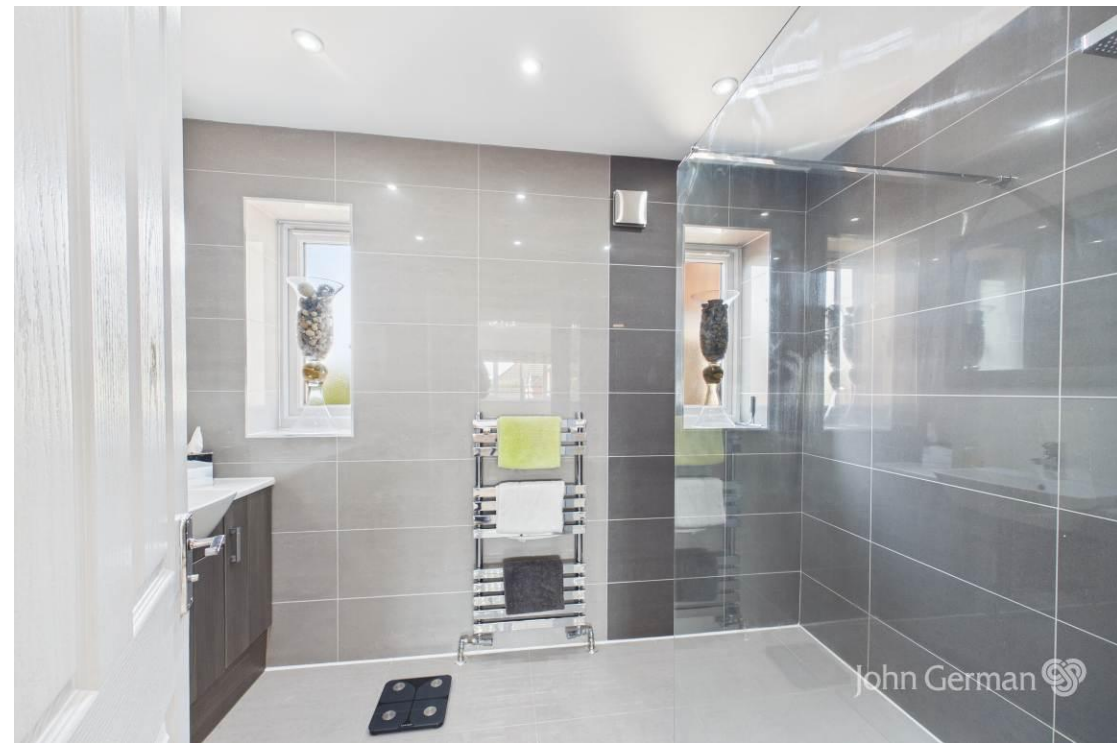
John German



John German



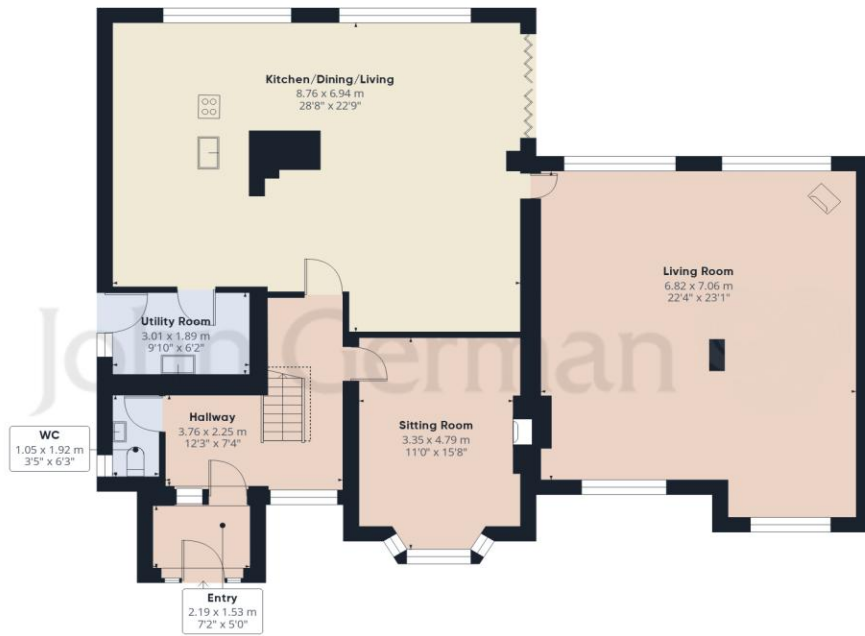
John German



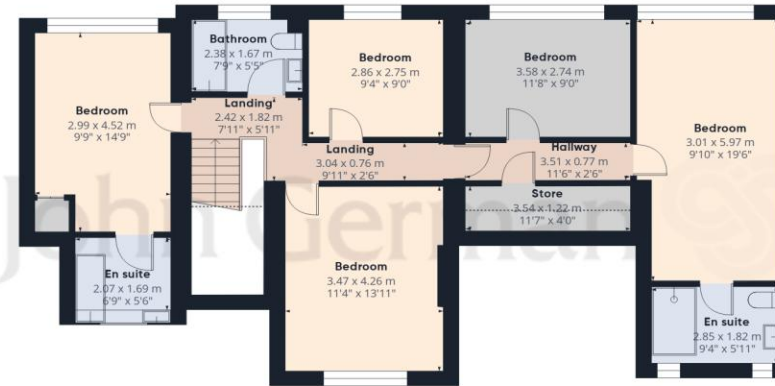
John German







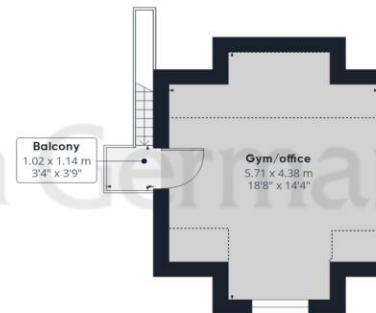
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

**Approximate total area<sup>(1)</sup>**

283.5 m<sup>2</sup>  
3050 ft<sup>2</sup>

**Balconies and terraces**

1.2 m<sup>2</sup>  
13 ft<sup>2</sup>

**Reduced headroom**

9.7 m<sup>2</sup>  
104 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



