





Executive Five-Bedroom Detached Family Home

An impressive and beautifully presented five-bedroom detached family home, occupying a desirable position on the sought-after St Modwen Homes development in Hilton. Offering generous and versatile accommodation across two floors, this substantial property is ideally suited to modern family living, with excellent entertaining space, multiple reception areas and a particularly attractive south-west facing rear garden.

Early viewing is highly recommended to fully appreciate the size of accommodation on offer and is strictly by appointment only.



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Ground Floor

The welcoming entrance hallway provides access to the principal ground-floor accommodation and benefits from useful understairs storage and stylish LVT flooring. The property features a separate snug, providing an ideal home office, playroom or quiet retreat, alongside a spacious front-facing lounge with double doors opening into the impressive kitchen/diner.

The kitchen/diner forms the heart of the home, with French doors and rear windows overlooking the garden, creating a bright and sociable space for family meals and entertaining. The well-appointed kitchen includes a range of integrated appliances, including a fridge freezer, double oven with microwave, dishwasher and six-ring gas hob with extractor, together with an inset sink and useful under-counter lighting.

A separate utility room provides additional practical space, with fitted units, sink, plumbing for a washing machine and access to the side of the property. A ground-floor cloakroom completes the accommodation.

First Floor

To the first floor are five well-proportioned bedrooms, providing excellent flexibility for a growing family. The generous principal bedroom benefits from a built-in double wardrobe and a private en-suite shower room. Bedroom two also features a built-in double wardrobe and shares access to a useful Jack and Jill shower room with bedroom three, while bedrooms four and five provide further comfortable accommodation.

A spacious family bathroom serves the remaining bedrooms and features a double shower, panelled bath with shower over, wash hand basin, WC and heated towel radiator.

Outside



Outside, the property enjoys an enclosed south west facing rear garden, predominantly laid to lawn with a paved patio area. A lean-to storage area adds useful additional space.

To the front is a double-width driveway, providing ample off-road parking, together with a low-maintenance artificial lawn.

The property also benefits from a half garage, complete with an up-and-over door, power and lighting.













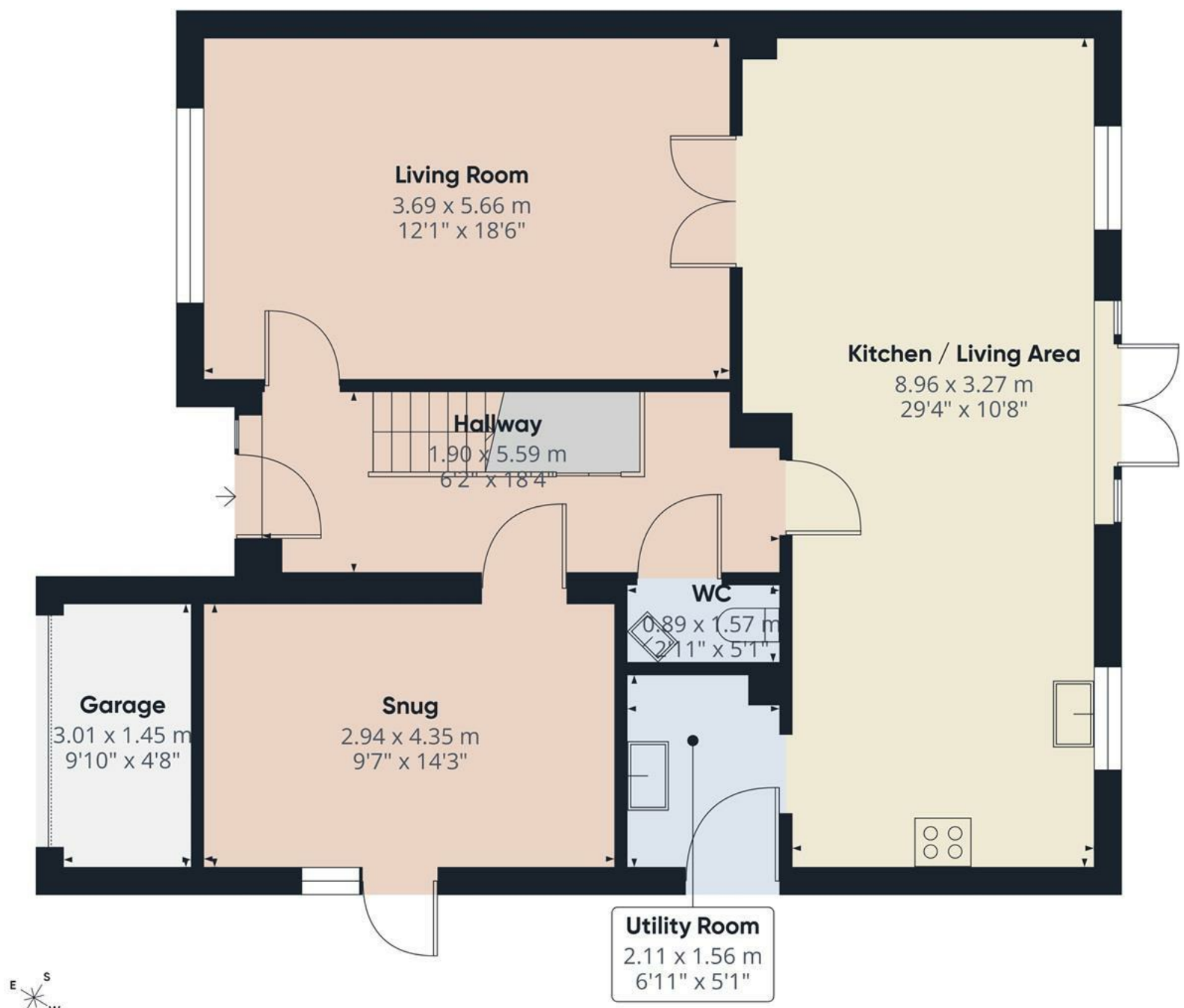


Approximate total area⁽¹⁾
85.6 m²
921 ft²

(1) Excluding balconies and terraces

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

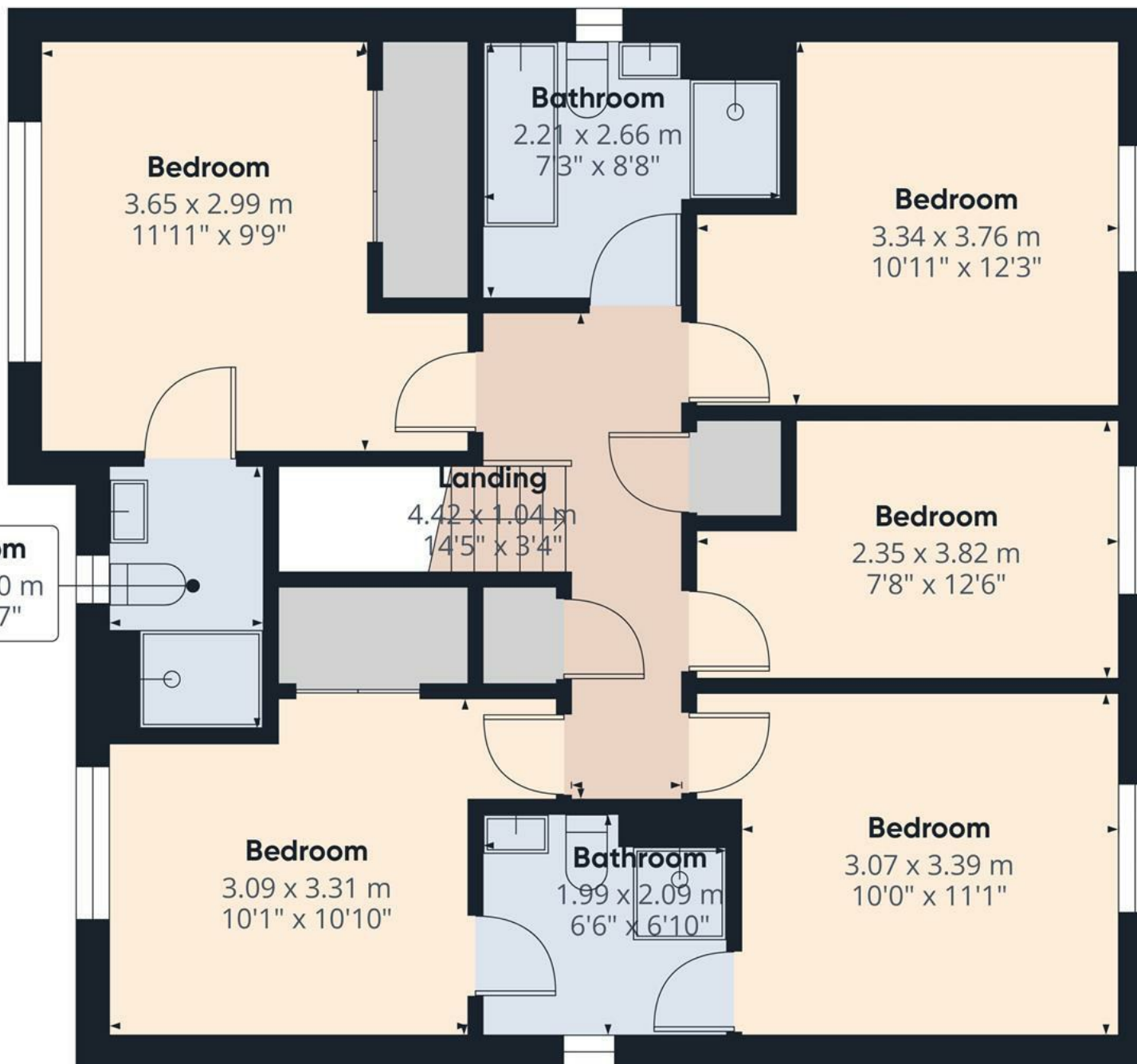
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Floor 0



Bathroom
2.36 x 1.40 m
7'8" x 4'7"



Floor 1

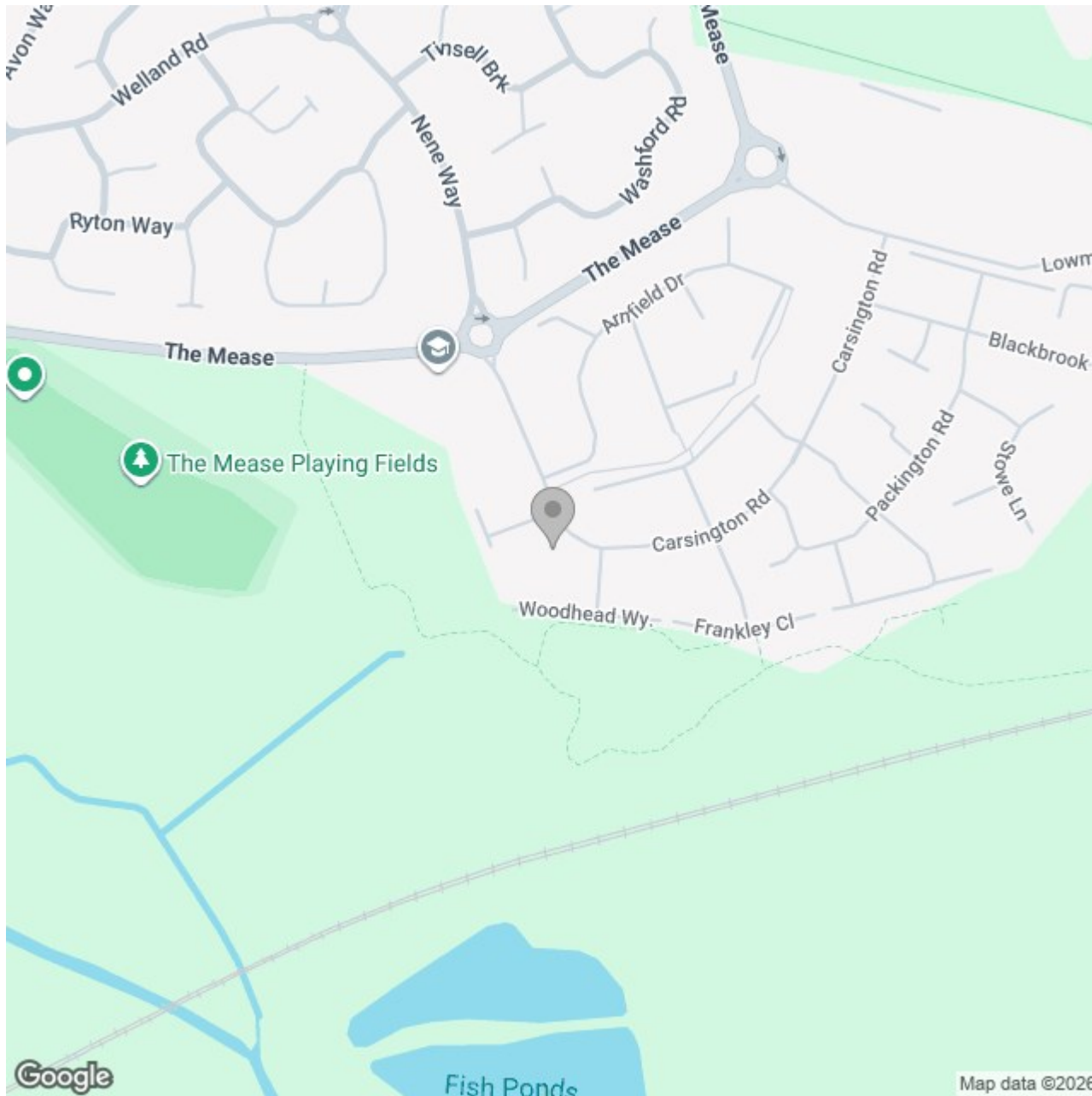
Approximate total area⁽¹⁾

74.9 m²
805 ft²

(1) Excluding balconies and terraces

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

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	