

Mill Lane, Hilton

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Offers Over
£500,000



This property at a glance:



2



4



3



2



Watch the video



Mill Lane, Hilton



Sam says:

"Well, where do I start with this property? It is the most beautiful home with added quirky features. As soon as you walk in, the hallway is so spacious and the spiral staircase really stands out. The current owners have put a lot of time and effort into making it the stunning home it is today. The downstairs space flows really well and upstairs the four bedrooms are all double bedrooms, including 2 en-suites. Personally I really love the galleried landing with space for a sofa! There is a great view of the garden from the lounge through the bespoke arched patio doors. On top of all this there is ample driveway parking with a double garage. This home really is a must see!"



Mill Lane, Hilton



Did you spot...

The beautiful
bespoke doors
to the garden?



A message from the seller:

"Welcome to our house! It has been a joy to live here, in the heart of Hilton village and its community, for the last 7 years. Being close to all the facilities and services that the village has on offer has made life so much easier. Before owning it, we always admired this "Spanish looking" individual characterful house as we walked around the village and have since enjoyed putting an individual mark on the property creating a spacious bright and airy feel to the interior, to be proud of."

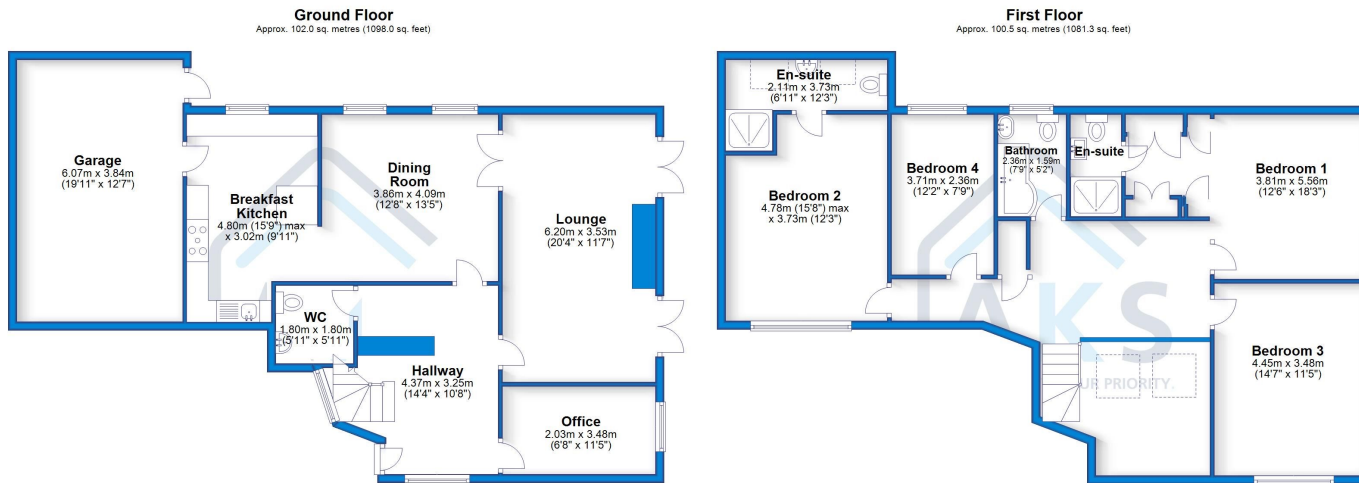




Floor Plan



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Total area: approx. 202.5 sq. metres (2179.4 sq. feet)



Energy Performance Certificate



200+ 5 star Google Reviews



Key Features:

- FOUR DOUBLE BEDROOMS
- TWO EN-SUITES
- EPC TBC
- BESPOKE KITCHEN WITH QUARTZ WORKTOPS
- DRIVEWAY AND GARAGE PARKING
- GREAT LOCATION
- CLOSE TO LOCAL AMENITIES
- CHARACTER FEATURES



About the area:

The village of Hilton is a fantastic family village and has something for everyone in the family. 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. 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 **Sam** call **01332 30 30 30**

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

