

# Peacroft Lane, Hilton

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Offers over  
£350,000



This property at a glance:



1



4



2



2



E



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# Peacroft Lane, Hilton



## Mikaela says:

*"The first thing that strikes me about this home is the amount of living space! Downstairs the living room runs from front to back, with a big bay window to the front and double sliding doors into the conservatory. The conservatory is a really impressive size, adding some great extra space for the family. The kitchen is to the rear of the home and has a great under stairs pantry area, as well as a larger than average utility room and a guest WC! Upstairs, there are 4 really good sized bedrooms, one being a spacious single room and 3 doubles. Alongside those bedrooms, there's also an extra room that lends itself to being a study, such a useful extra space! The master bedroom is my favourite part upstairs, the room is so spacious and the ensuite is bigger than you'd expect too! Outside there's a lovely wide garden, mainly laid with lawn and has a lovely decked area for outdoor furniture. The home also includes an integral single garage which can be accessed from the house and plenty of space for parking 2 cars at the front on the driveway. My favourite thing about this home has to be the location, it's really in the heart of Hilton just a stones throw from everything you could need! A great choice of home for family living!"*



# Peacroft Lane, Hilton



## Did you spot...

This property has a large en-suite bathroom and a study on the first floor.



## A message from the seller:

*"Welcome to our home! Living here for the past 10 years has been absolutely wonderful, we will be leaving full of cherished memories and long-lasting friendships. Our children have thoroughly enjoyed their time here, growing up within a peaceful, friendly community. The house has given our children the space to grow and play as they got older. We have enjoyed the quiet nature of the village and have enjoyed exploring the many walks available in and around the area. The local amenities such as the parks, pubs and shops make this an easy place to stay local if you need or want to. We have always loved living in this friendly community and hope you will love it too."*







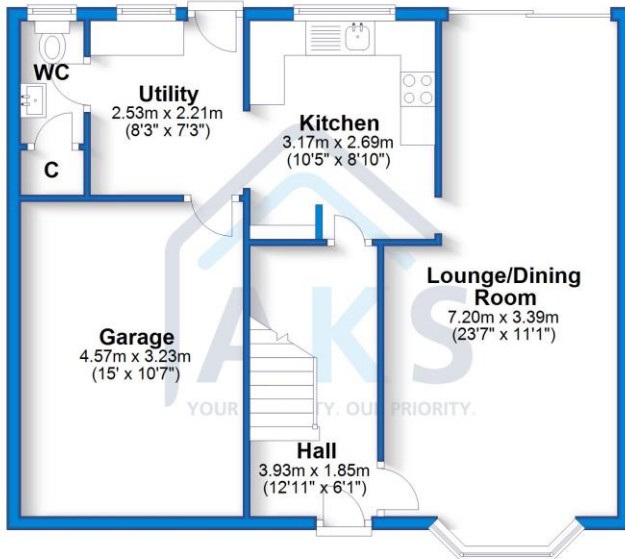
# Floor Plan



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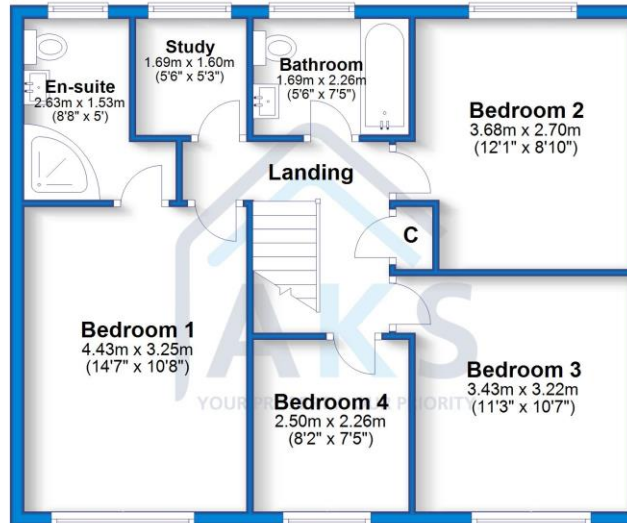
## Ground Floor

Approx. 62.6 sq. metres (674.2 sq. feet)



## First Floor

Approx. 63.4 sq. metres (682.1 sq. feet)



Total area: approx. 126.0 sq. metres (1356.4 sq. feet)



# Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		69
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	42	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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## Key Features:

- 4 BEDROOMS AND AN UPSTAIRS STUDY
- EPC TBC
- GREAT VILLAGE LOCATION
- LARGE CONSERVATORY
- LARGE MASTER AND EN-SUITE



## 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.



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

