

£550,000



This property at a glance:



# Dale End Road, Hilton



## Jodie says:

I think this would make the most wonderful family home. Situated in the heart of Hilton, this fantastic five-bedroom detached property has been thoughtfully extended to create impressive additional space both upstairs and downstairs.

You're welcomed by a spacious hallway that flows beautifully into both reception rooms and provides access to the kitchen-diner. The main living room is bright and airy, with a generous bay window that fills the space with natural light. From here, double doors open into the expansive kitchen-diner, offering the option of flexible open-plan living. It's a brilliant space – easy to imagine family mealtimes, busy mornings, or hosting friends. With the added benefit of a separate utility room and WC, it's incredibly practical too.

From the kitchen-diner, patio doors lead into a generously sized conservatory, the perfect spot to unwind and enjoy views of the garden. The second sitting room offers fantastic versatility, whether you need a study, playroom, snug, or home office.

Upstairs certainly doesn't disappoint. There are five well-proportioned bedrooms and a modern family bathroom. The master bedroom enjoys the luxury of a walk-in wardrobe and en-suite, while the second bedroom also benefits from fitted storage and its own en-suite.

Outside, the property continues to impress with a beautifully maintained, generous garden featuring both lawn and patio areas. There is a patio either side of the large conservatory. The double garage provides excellent storage, and with ample driveway parking, this home truly ticks every box for the ideal family home".

# Dale End Road, Hilton



**Did you spot...**

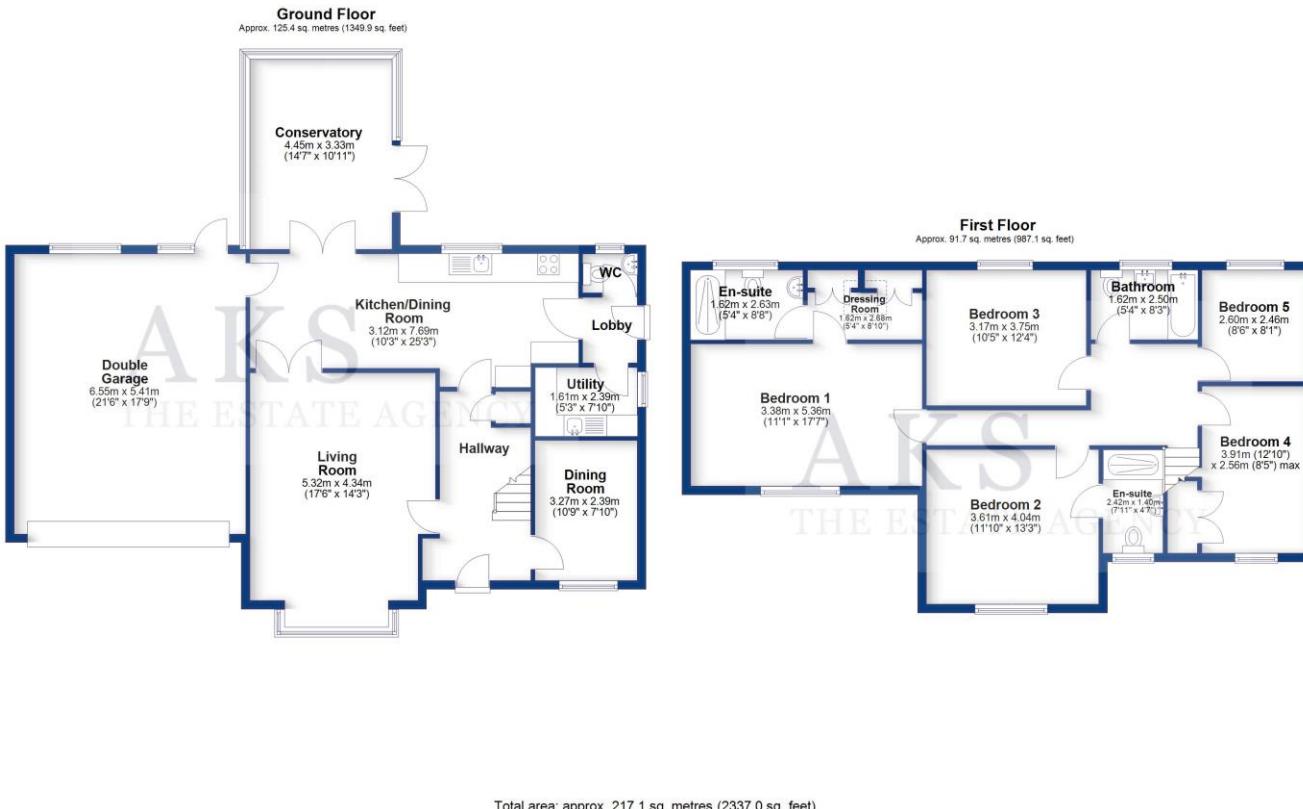
This spacious home has 2 bedrooms with en-suite bathrooms



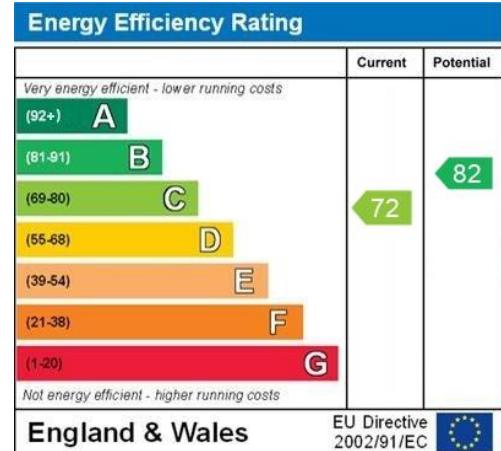
## A message from the seller:

“Selling our house is heart wrenching but we are now advancing in age, therefore we feel the need to downsize as we no longer require a house of this size. We have lived here for over 30 years and have made many improvements and a large extension in 2012. We have thoroughly enjoyed living in this village, bringing up our children and now our grandchildren that are also enjoying what their parents enjoyed as children”

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## Energy Performance Certificate



# Dale End Road, Hilton

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## Key Features:

- FIVE BEDROOM, EXTENDED DETACHED HOUSE
- SPACIOUS KITCHEN-DINER
- LARGE CORNER PLOT GARDEN
- EN-SUITE IN TWO BEDROOMS
- FITTED STORAGE THROUGHOUT
- LARGE DRIVEWAY AND DOUBLE GARAGE
- EPC RATING C
- LARGE CONSERVATORY WITH DOUBLE DOORS ONTO THE PATIO



## 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 and pharmacy, 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 **Jodie** call  
**01332 30 30 30**

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

