# Back Lane, Hilton

aksresidential.com

£650,000




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This property at a glance:

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# Back Lane, Hilton















## Mikaela says:

“If you’re looking for a home with plenty of space for everyone, but still want those lovely family areas where you can all come together, this detached home in Hilton could be just what you’re after.

I really like the sense of privacy you get here, with mature trees and hedging surrounding the property, while there’s also a double garage, driveway parking and an EV charging point to the front.

Inside, the bright hallway gives you a great first impression, with the glass balustrade staircase adding a modern touch. There’s also a downstairs WC and a separate snug, which I think would be a really useful space for relaxing away from the main living areas.
But the real showstopper for me is the kitchen. It’s bright, modern and beautifully spacious, with roof windows bringing in loads of natural light. The large island sits at the heart of the room, which includes a six ring gas hob, while there’s double doors that open straight onto the garden. There’s even space for a sofa area, making this a room that really works for everyday family life as well as entertaining. There’s a separate dining room too flowing from the kitchen, a really impressive space!
The generous lounge stretches the full length of the house, with another set of doors opening onto the garden from there. So whether you’re hosting or simply want plenty of space for everyone to spread out, you’re certainly not short of it here.
Even the landing feels spacious, which gives you a real sense of just how much room there is throughout the house. Upstairs, there are five double bedrooms, including one with an en suite, as well as a large, modern, 4 piece family bathroom. The free standing bath is a real highlight in there!

Outside, the garden continues that feeling of space, with a patio for outdoor dining, plenty of lawn and mature planting creating a lovely secluded feel.

For me, this is a home that gets the balance right — lots of space to spend time together, but plenty of room to escape to your own corner when you want it. And with Hilton’s village amenities, schools and local walks all close by, it’s a great setting for family life too.””

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**Did you spot...**

This fantastic family home has driveway parking for up to 4 cars as well as an EV charger

## A message from the seller:

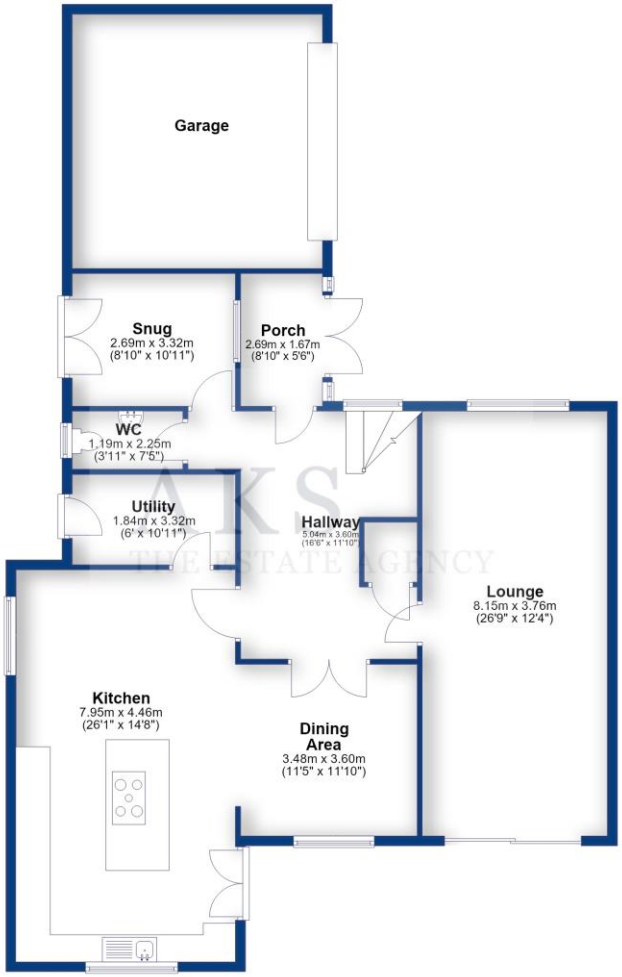
"Welcome to my house. We have lived here for 23 years and brought up three children here. We are all sad to leave but as the children are now adults and found there own way in life, its time to down size and let another family enjoy the benefits of this lovely home. Our neighbours we have got to know well and often chat over the fence or driveway. I have amazing memories of my children growing up here and lots of photographs of their first day at school, Christmas etc. I will hold those memories dear ready for our next chapter."

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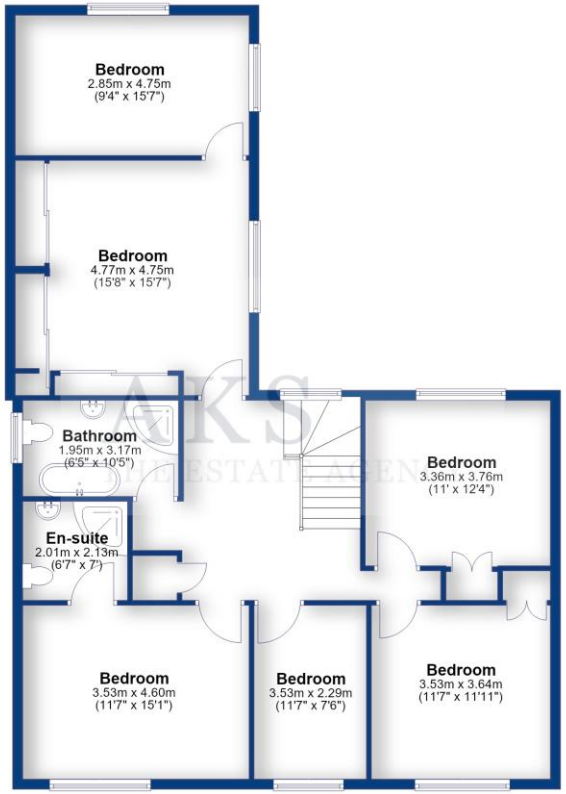
# Floor Plan

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**Ground Floor**
Approx. 150.4 sq. metres (1619.4 sq. feet)

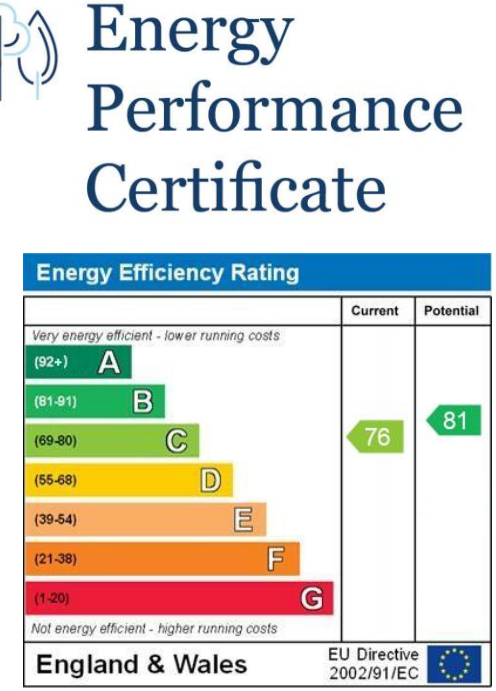



**First Floor**
Approx. 119.5 sq. metres (1286.4 sq. feet)




Total area: approx. 270.0 sq. metres (2905.7 sq. feet)

# Energy Performance Certificate




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Registered office: Abacus House, 68a North Street, Romford, Essex RM1 1DA Company No. 10255861 • VAT Number: 245 4496 87

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BRITISH PROPERTY AWARDS 2025 ★★★★★ GOLD WINNER ESTATE AGENT IN DERBY (SUBURBS)

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BRITISH PROPERTY AWARDS 2022 ★★★★★ GOLD WINNER ESTATE AGENT IN DERBY (SUBURBS)

## Key Features:

- SPACIOUS 5 BEDROOM DETACHED FAMILY HOME
- INTEGRAL DOUBLE GARAGE AND DRIVEWAY PARKING FOR 4 VEHICLES WITH EV CHARGER
- CENTRAL VILLAGE LOCATION CLOSE TO ALL VILLAGE AMENITIES
- BEAUTIFUL PRIVATE AND MATURE GARDEN WITH LAWN AND PATIO
- 2 RECEPTION ROOMS AND AN IMPRESSIVE KITCHEN DINER
- EPC RATING C

## 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 a 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.

★★★★★

**300+ 5 star Google Reviews**



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

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