

Tinsell Brook, Hilton

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Offers in excess of
£350,000



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This property at a glance:



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Tinsell Brook, Hilton



Jodie says:

"I love this part of the village, it feels private yet so convenient to everything Hilton has to offer. For me, plenty of parking is key for a four bedroom home, so it's great to have the large driveway to the front as well as access into the integral garage. As you step inside, the hallway has statement wallpaper that really sets the tone for the rest of the home. It's great that you can access each of the downstairs room directly from the hallway. The living room is placed at the front of the house with a large bay window flooding the room with natural light, there are double doors in here that open through to the dining space which gives the option to keep the living space closed off for a cosier feel or opening the two rooms up to create additional space, perfect for larger families or entertaining. As soon as you open those double doors you notice how the natural light flows through the rooms creating a bright open space. The addition of the conservatory at the back creates additional space and with a solid roof, this is a room that you can utilise all year round. The kitchen is fitted with white high gloss units, giving this space a sleek and modern feel. The kitchen flows through to a utility room and I really like the addition of the floor to ceiling glass door. There is also a handy WC, making the downstairs living space perfect for families and entertaining guests alike.

The upstairs certainly doesn't disappoint. All four bedrooms are generously sized, but the main bedroom is the standout feature. A full wall of fitted wardrobes provides excellent storage, while the large window floods the room with natural light. The statement wallpaper and bold colour create a stylish, inviting atmosphere. Completing the space is a spacious en-suite shower room, making this a fantastic room overall. The second bedroom also features modern fitted wardrobes, while the third and fourth bedrooms are both comfortable doubles, giving you plenty of flexibility for family, guests, or home-working. The main bathroom continues the contemporary theme, offering a modern and stylish finish. The well established garden space is private and peaceful, the stoned area as you step outside the back door and conservatory is perfect for seating, the stepped pathway adds character and there is a spacious lawned area too! This is a lovely spacious home in a fantastic location."



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Did you spot...

This great family home
is available with no
onward chain if needed



A message from the seller:

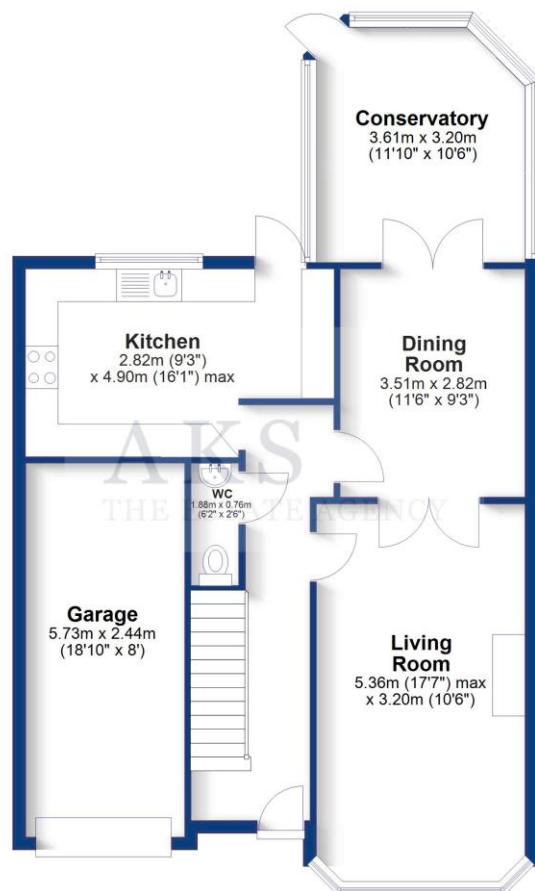
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Floor Plan

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Ground Floor

Approx. 79.1 sq. metres (851.4 sq. feet)



First Floor

Approx. 62.0 sq. metres (667.6 sq. feet)



Total area: approx. 141.1 sq. metres (1519.0 sq. feet)

 **Energy
Performance
Certificate**

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Tinsell Brook, Hilton

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Key Features:

- FOUR BEDROOM DETACHED HOUSE
- AVAILABLE WITH NO ONWARD CHAIN IF REQUIRED
- VERSATILE DOWNSTAIRS LIVING SPACE
- LARGE MAIN BEDROOM WITH BUILT IN WARDROBE AND EN-SUITE
- LARGE DRIVEWAY AND INTEGRAL GARAGE
- WELL ESTABLISHED PRIVATE GARDEN
- FANTASTIC LOCATION
- EPC - TBC



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

