

Main Street, Hilton

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Offers in excess of
£375,000



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This property at a glance:



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Main Street, Hilton



Alice says:

"This beautiful three-bedroom cottage on Main Street combines original character with a stylish modern finish. With solid oak doors, original beams and thoughtful details throughout, there are lovely reminders of the home's history, while the impressive extension has created the most incredible kitchen and dining space.

As you step inside, you are welcomed into an entrance hallway, with the modern shower room and third bedroom leading directly from there. The shower room feels bright and sleek, complete with a rainfall shower, while solid oak doors throughout and Karndean flooring across the ground floor complement the home's warm cottage feel.

The downstairs bedroom is a generous double, complete with built-in wardrobes and plenty of additional space for a chest of drawers and larger pieces of furniture.

The lounge is warm and inviting, centred around a beautiful fireplace that feels completely at home within the property. The fantastic solid oak and glass staircase leads from here to the first floor, while the layout flows through into the extended kitchen and dining area.

This has to be my favourite part of the home. The kitchen is absolutely incredible and has clearly been designed to make the most of every inch of space. A large central island takes pride of place, complemented by beautiful tiling, plenty of storage and room for a generous dining table. Double doors open directly onto the garden, making this the true heart of the home and a brilliant space for both everyday life and entertaining.

Upstairs are two further lovely double bedrooms, both beautifully finished and full of charm, with one also benefiting from fitted wardrobes. The family bathroom is equally impressive, with a gorgeous bath, separate shower and carefully chosen tiling that works perfectly within the space.

Outside, the garden is just as special. A patio and seating area provides plenty of room for outdoor dining, while steps lead up to a lawn surrounded by established planting and plenty of bright colour.

To the front, the property benefits from driveway parking for four to five cars, along with a single detached garage an exceptional amount of parking for a cottage in such a central village location.

I also love the potential this home offers, with planning permission already approved for a two-storey garage conversion. The plans would create a spacious kitchen-dining area and a useful storage area accessed from the garden with a double bedroom and en-suite upstairs".

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Did you spot...

This beautiful home has an impressive kitchen extension



A message from the seller:

"Our cottage is a home full of character and history – once the village blacksmiths and later home to the local cobbler. We love that people in the village recognise it and often share another little piece of its story with us. We've added our own chapter, combining its original character with a modern, stylish and comfortable feel. It's wonderfully cosy, yet somehow, we celebrated Christmas here with 28 members of our family! We'll miss hosting cheese and wine evenings with our neighbours & village friends and the fantastic sense of community. We love Hilton so much that we're staying locally, and we know the next owners will love this very special home as much as we have."

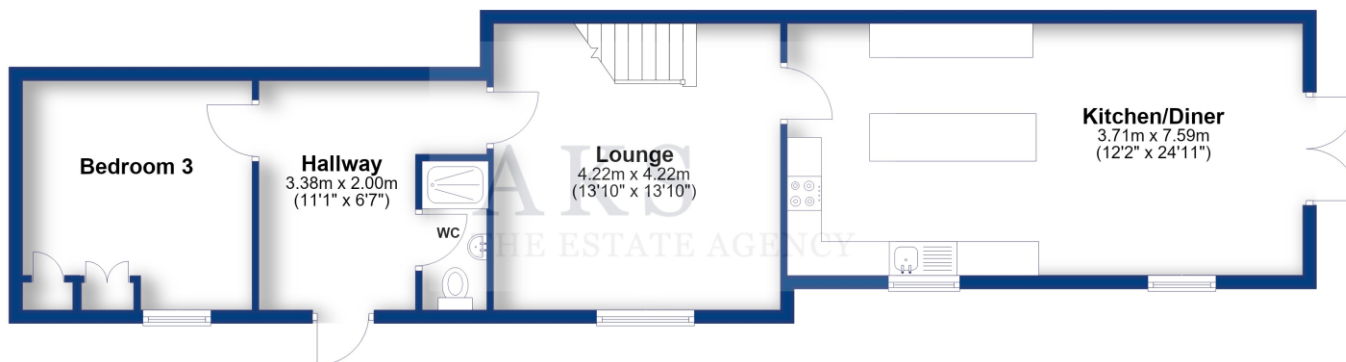
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Floor Plan

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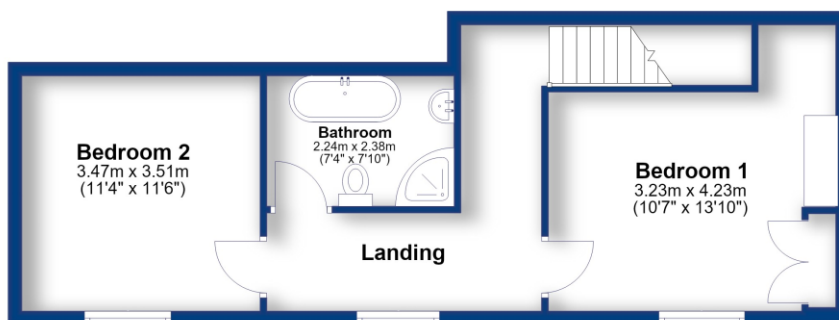
Ground Floor

Approx. 69.7 sq. metres (750.2 sq. feet)



First Floor

Approx. 46.5 sq. metres (500.9 sq. feet)



Total area: approx. 116.2 sq. metres (1251.1 sq. feet)

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		81
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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Key Features:

- BEAUTIFULLY FINISHED THREE DOUBLE BEDROOM DETACHED COTTAGE
- SINGLE GARAGE
- LARGE DRIVEWAY FOR 4-5 VEHICLES
- IMPRESSIVE KITCHEN EXTENSION
- FANTASTIC CENTRAL VILLAGE LOCATION
- EPC RATING D



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 doctor's with one 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 **Alice** call
01332 30 30 30

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



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