

Egginton Road, Hilton

aksresidential.com

Offers in excess of
£500,000



AKS
THE ESTATE AGENCY

This property at a glance:



1



4



2



2



C

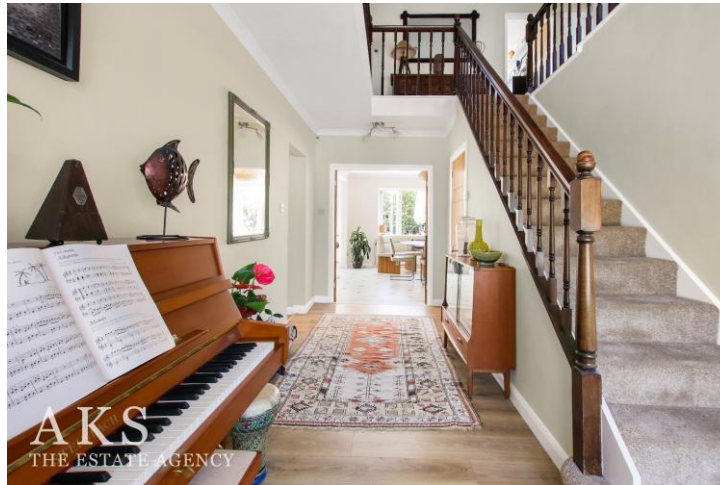


Watch the video



TORC6

Egginton Road, Hilton



Mikaela says:

“What a special home, full of character, space and a few surprises, this impressive four-bedroom detached home sits right in the heart of Hilton village, with everyday amenities close by.

The grand entrance hall immediately makes an impression — currently spacious enough to house a piano, while the beautiful living room stretches from the front of the house right through to the rear, with double doors opening onto the garden.

The modern refitted kitchen is packed with lovely details and is my favourite area downstairs! — including a statement splashback, Neff double oven, steam oven, microwave, induction hob, bean-to-cup coffee machine and breakfast bar. With views across the garden and its own patio doors, it's a great space for everyday family life and entertaining. There's also a utility area, downstairs WC and internal access to the double garage.

Upstairs are four good-sized bedrooms, with the main bedroom standing out for its sheer size. The ensuite also comes with an unexpected extra... your very own sauna.

Outside, the south-facing garden has a lovely natural feel, with a pond, colourful planting, space for vegetable patches and patio areas to enjoy the sunshine. To the front, there's plenty of driveway parking, an EV charger and a double garage, while solar panels and battery storage help keep energy costs low.

A characterful family home with plenty of space, modern upgrades and some brilliant extras — all in a fantastic village location”



Egginton Road, **Hilton**



Did you spot...

This fantastic home has solar panels and an EV charger



A message from the seller:

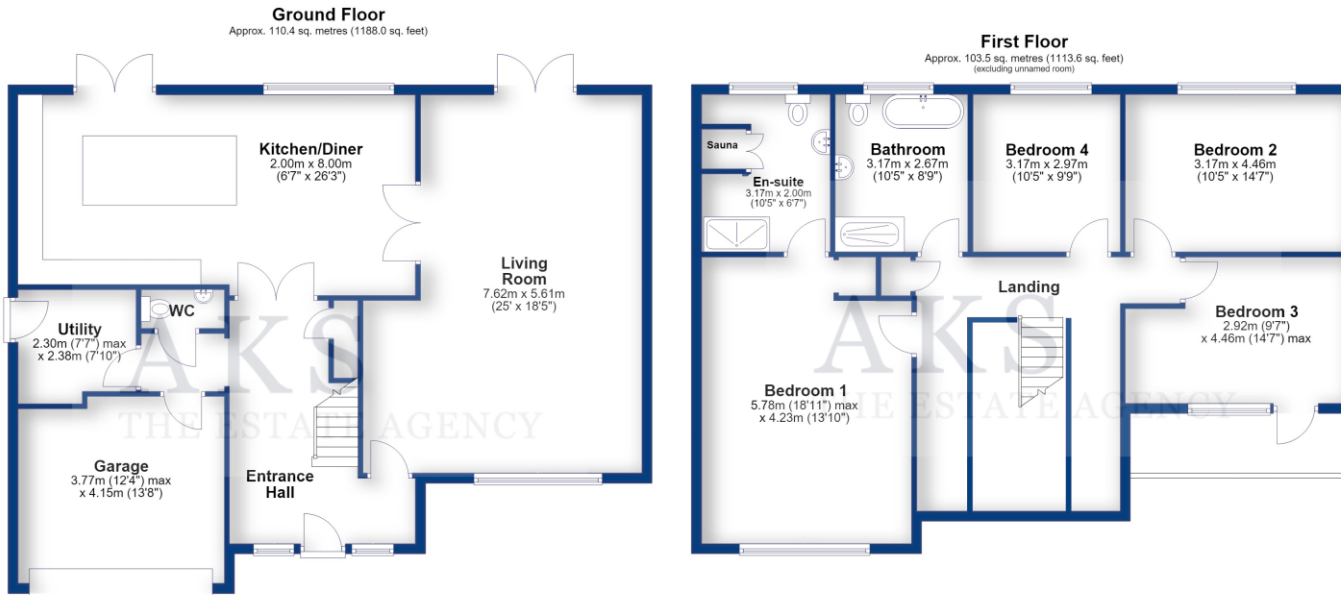
"We love the location and the village with it's shops, community activities and the kids being near their friends. We have renovated and updated the house to be truly our home. As we enjoy entertaining, the space and layout of the downstairs rooms and the garden (plus the parking!) has given us years of pleasure. We'll also be sad to leave our little luxury of having a sauna in our en-suite bathroom."

AKS
THE ESTATE AGENCY



Floor Plan

AKS
THE ESTATE AGENCY
aksresidential.com



Total area: approx. 213.8 sq. metres (2301.6 sq. feet)



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Egginton Road, Hilton

Presented by

AKS
THE ESTATE AGENCY



★★★★★
300+ 5 star Google Reviews



Key Features:

- EPC RATING C
- BEAUTIFULLY PRESENTED 4 BEDROOM DETACHED HOME
- DOUBLE GARAGE AND SPACIOUS DRIVEWAY
- MATURE GARDEN WITH MULTIPLE AREAS TO ENJOY
- IN THE HEART OF THE VILLAGE CLOSE TO ALL AMENITIES
- OWNED SOLAR PANELS AND AN EV CHARGER
- GENEROUS LIVING AREAS
- EN-SUITE TO THE MAIN BEDROOM WITH A SAUNA



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 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.



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

