Packington Road, Hilton

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£375,000



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This property at a glance:

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Packington Road, Hilton











Alice says:

"There is so much to love about this beautiful four-bedroom detached home on Packington Road in Hilton, but for me, it's the gorgeous interiors, incredible space and lovely position overlooking woodland that really make it stand out. Set over three floors, the current owners have done an amazing job with this home, and you can really tell they have an eye for design.

As you step inside, you're welcomed into a home that feels bright, modern and beautifully presented throughout. The lounge is such a gorgeous room, with stylish wall panelling, a contemporary feature fireplace beneath the TV and double doors opening straight onto the garden. I absolutely love what they've done in here, it's such a beautiful space to relax and spend time together.

Running the length of the property, the kitchen diner is another fantastic room. Modern, spacious and beautifully finished, there's plenty of worktop and cupboard space, integrated appliances and room for a dining table. Double doors open onto the garden, making it a lovely space for entertaining, whilst a generous storage cupboard provides a practical utility-style area. A downstairs WC completes this floor, and even this has been beautifully styled. No interiors have been overlooked here.

Heading upstairs, you'll find two double bedrooms. One benefits from its own en-suite and Juliet balcony doors, which are such a gorgeous feature. The third bedroom is currently being used as a home office, and there's also a modern family bathroom with a bath and shower over.

The top floor is another part of this home that I absolutely love. Here you'll find two further double bedrooms with a bathroom positioned between them. The skylights are a fantastic feature, and there's something about this floor that feels really private and tucked away. The current owners have turned one of the bedrooms into a games room and snug, which I think is such a brilliant idea, especially for families with older children wanting their own space.

And then there's the garden, which is just lovely. The corner position offers a wonderful sense of privacy, with beautiful views towards the neighbouring woodland. There's a great-sized lawn, patio areas with plenty of room for seating and thoughtfully planted borders along the boundary wall. To the front, you'll find driveway parking for two cars, a single garage and an EV charging point, along with side access to the garden.

Located in the popular village of Hilton, you're within easy reach of local shops, schools and amenities, with lovely walks nearby and great transport links.

For me, this home offers such a fantastic combination of beautiful interiors, versatile living space and a lovely setting. Every floor has something special about it, and the current owners have done an incredible job of making this house feel like a home."

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Did you spot...

This fantastic family home sits in a peaceful location with woodland views

A message from the seller:

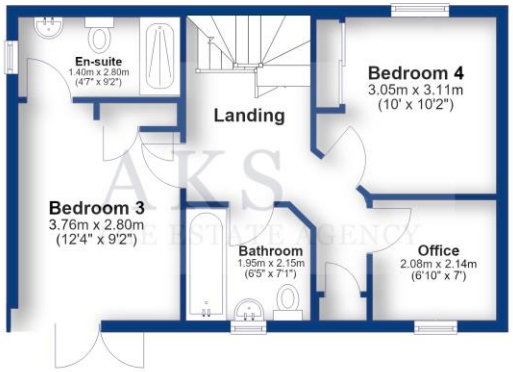
"Welcome to our home. Selling this house is very sad for us as we have loved living here for the past 4 years and it feels like a true home. We have found this to be a perfect family home. Plenty of light and space within the house and a great family garden for those summer months as we get the sunlight from morning-to-evening. The local area is quiet and friendly, which most of our immediate neighbours being families and very friendly. Our only immediate neighbour is a very quiet, but friendly gentleman who is kind enough to pull our bins when when he collects his and has been an absolutely pleasure to live next to. We have the added bonus of the Hilton Woods, Park and Lake within a short few steps. This is great for dog walks, play time with kids or simply getting fresh air. Or, for adults a great way of getting to the rest of the village for nice walks back from the number of local pubs we have within a short distance. We have found this to be a perfect mixture of a modern, well built home, on a prime corner plot in a great location of the village. We have decorated and enhanced the house and kept it to a very high standard and are very proud of what we have achieved. We have really loved this home and are confident you will too !"

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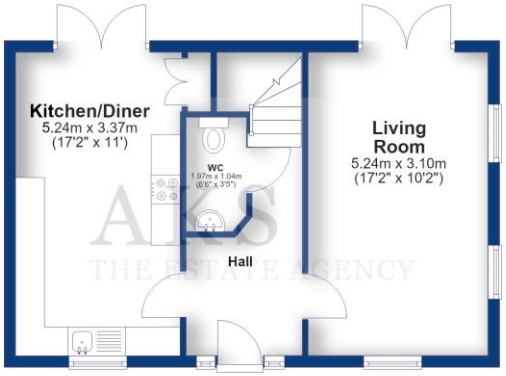
Floor Plan

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First Floor
Approx. 43.2 sq. metres (465.5 sq. feet)



Ground Floor
Approx. 42.7 sq. metres (459.3 sq. feet)

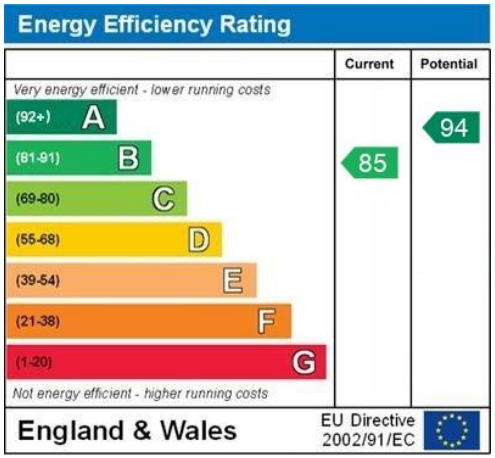


Second Floor
Approx. 42.0 sq. metres (452.2 sq. feet)



Total area: approx. 127.9 sq. metres (1377.1 sq. feet)

Energy Performance Certificate



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Key Features:

- STUNNING FOUR-BEDROOM DETACHED HOME
- GARAGE, DRIVEWAY PARKING & EV CHARGER
- PRIVATE CORNER PLOT GARDEN WITH WOODLAND VIEWS
- GORGEOUS INTERIORS ACROSS THREE FLOORS
- SPACIOUS & MODERN KITCHEN DINER
- LOUNGE WITH FEATURE FIREPLACE

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.



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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