



PACKINGTON ROAD, HILTON, DERBY

PRICE £400,000

5 BEDROOM | 0 BATHROOM | 0 RECEPTION



WELCOME TO PACKINGTON ROAD

FIVE BEDROOMS, LARGE ESTATE PLOT WITH LANDSCAPED GARDENS - This impressive five-bedroom detached property offers a spacious and contemporary interior designed for modern family living. The heart of the home is a bright, open-plan kitchen/dining/family area, complete with integrated appliances, space for dining and lounging, and French doors leading to a substantial garden.

A welcoming lounge, flexible reception room, and convenient downstairs WC complement the versatile layout. Upstairs, the master bedroom features fitted wardrobes and an en-suite shower room, alongside four further bedrooms and a family bathroom. With a garage, ample parking, and one of the largest plots in the area, this home perfectly balances comfort, functionality, and lifestyle appeal

THE DETAIL

The Detail

Upon entering, a spacious entrance hall with composite door and feature inset window leads to a front-facing lounge filled with natural light. The additional reception room at the front offers flexible use as a study or dining area while a downstairs cloakroom provides practical convenience. The kitchen/dining/family area forms the heart of the home, featuring shaker-style wall and base units, integrated gas hob, electric oven, fridge freezer, dishwasher and stainless steel sink. The dining and family zones offer ample space for a table, sofas and media with French doors opening onto the garden. A utility room with external access ensures functionality and storage.

Upstairs, the master bedroom benefits from fitted mirrored wardrobes and an en-suite shower room with contemporary design while four further bedrooms provide flexibility for families. The family bathroom, complete with bath, WC and modern fittings, serves the additional bedrooms. Gray wood-grain effect flooring runs throughout key areas while recessed lighting enhances the modern finish.

Externally, the property sits on one of the estate's largest plots, featuring a sizable garden, patio, raised planting beds and additional space behind the garage. A brick-built garage with power and light alongside ample parking completes this exceptional family home.

CB+CO





The Location

Hilton offers a highly desirable village lifestyle, combining convenience with a strong sense of community. The property falls within the catchment area for John Port School, making it particularly appealing for families. Locally, residents benefit from a selection of pubs and a shopping parade providing everyday essentials. For leisure, Broughton Heath Golf Club is nearby, while the Etwall Leisure Centre offers a gym and swimming pool.

Outdoor enthusiasts will enjoy the nearby cycle path, ideal for walking and cycling. Excellent transport links, including proximity to the A50, allow easy commuting to the airport and surrounding cities. With its balance of amenities, recreational opportunities and village charm, Hilton provides an attractive setting for modern family living

AML Verification:

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £20 + VAT per purchaser is payable.





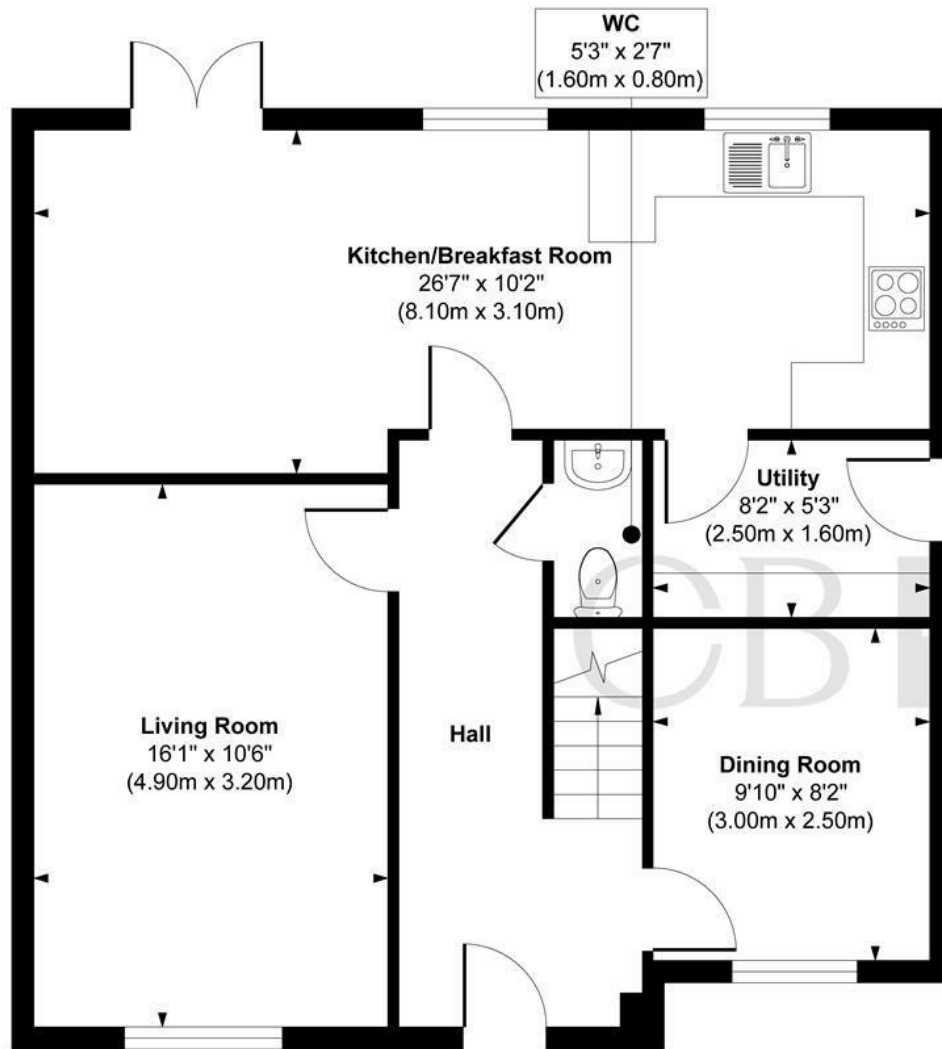




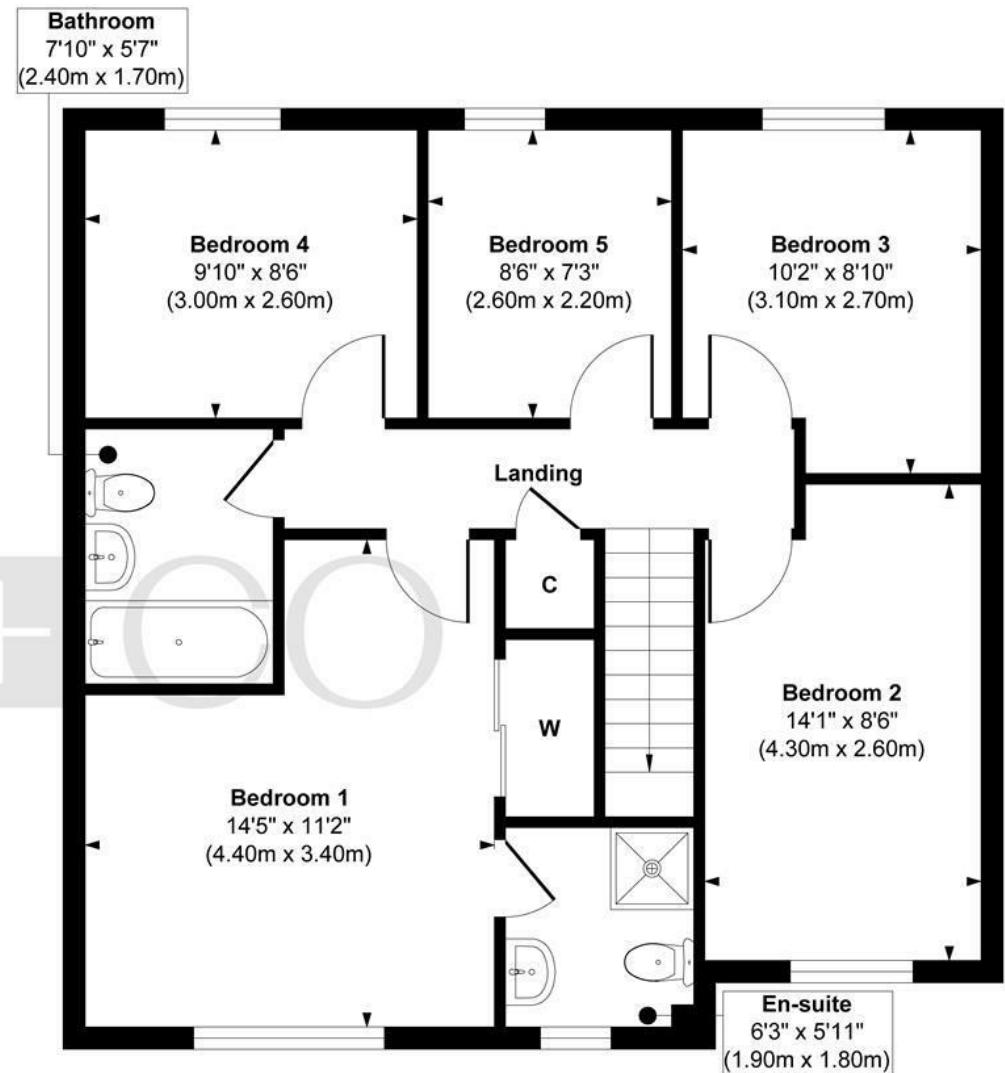




Packington Road



Ground Floor
Approximate Floor Area
689 sq. ft
(64.05 sq. m)



First Floor
Approximate Floor Area
689 sq. ft
(64.05 sq. m)

Approx. Gross Internal Floor Area 1378 sq. ft / 128.10 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

1378.00 sq ft

EPC RATING

B

COUNCIL TAX BAND

D

- Modern Family Home, Five Bedrooms
- En-Suite And Family Bathroom With Contemporary Design
- Lounge With Front-Facing Window, Additional Flexible Reception Room
- Open-Plan Kitchen And Family Area,
- Shaker-Style Wall And Base Units, Quality Integrated Appliances
- Large Landscaped Garden With Patio And Raised Beds
- Ample Driveway Parking, EV Charging Point
- Brick-Built Garage With Power And Light
- Attractive Sizeable Plot
- John Port School Catchment

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
CURRANBIRDS.CO

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