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Washford Road, Hilton
£485,000



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SUPERB EXTENDED DETACHED HOME WITH IMPRESSIVE FAMILY LIVING SPACE – Positioned in the popular village of Hilton, this outstanding property combines generous proportions with quality finishes throughout. A bright entrance porch leads into the heart of the home: an expansive open-plan kitchen and living space with granite worktops, high-gloss units, deluxe windows, and bi-fold doors to the rear garden. A log burner adds warmth and character to the living areas. Additional highlights include a private study, a bespoke utility room, and a landscaped rear garden designed for entertaining, complete with a covered decking area and a superb outdoor bar/summer house with bi-fold doors. A private driveway, additional block-paved parking, and a large garage further enhance this excellent family home.





The Detail

This outstanding family home has been thoughtfully designed to offer a flexible and luxurious living space. A welcoming entrance porch with recessed lighting and a composite door leads to the tiled entrance hallway, where a feature staircase with oak balustrade and insect glass provides a striking focal point. The lounge enjoys a dual aspect with two front windows, recessed lighting, and an inset log burner for added comfort. A separate study features bespoke built-in storage and desk space, ideal for home working. The utility room is fitted with high-gloss cabinetry, worktops, and a wall-mounted heater, with an adjacent WC finished with paneled walls and a modern vanity unit.



The showpiece of the home is the expansive open-plan kitchen-living area. This space benefits from a vaulted ceiling with deluxe windows, a centre island with granite worktops and inset sink, and integrated appliances including a hot tap and cooker. The dining area enjoys its own log burner and opens via bi-fold doors onto the impressive outdoor space. The landscaped rear garden offers a large patio, double storage shed with remote-controlled doors, and an outdoor bar/summer house with bi-fold doors and built-in storage.

Upstairs, the master bedroom features five built-in wardrobes and contemporary acoustic wood panelling, complemented by a stylish en-suite shower room. A second bedroom benefits from mirrored wardrobes and an en-suite, while two additional bedrooms share a modern family bathroom complete with built-in TV. The home also offers loft space access and a private tarmac driveway with parking for multiple vehicles.





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The Location

Hilton is a thriving and well-connected village offering a strong sense of community alongside excellent amenities. The property is situated within the catchment area for the highly regarded John Port School and is close to two primary schools, making it ideal for families. A supermarket, shopping parade, and a range of pubs provide convenience and social spaces close to home.

Outdoor enthusiasts will appreciate the nearby Great Northern Cycle Track for walking, cycling, and running, while Church Broughton Tennis Club (offering tennis and padel tennis) and Broughton Heath Golf Club cater for sports lovers. The village enjoys excellent transport links, with the A50 providing swift access to Derby, Burton, and the wider Midlands, making this a popular location for both families and professionals.









Approx. Gross Internal Floor Area 1943 sq. ft / 180.73 sq. m (Including Outbuilding)

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

Produced by Elements Property

The Particulars

- Four Bedroom Detached Family Home In Sought-After Hilton
- Stunning Open-Plan Kitchen With Granite Worktops And Island
- Expansive Bi-Fold Doors Opening Onto A Beautifully Landscaped Rear Garden
- Cosy Lounge And Dining Area Both With Feature Log Burner
- Dedicated Home Office Featuring Bespoke Built-In Desk And Storage
- Luxurious Master Suite With Five Wardrobes And Contemporary En-Suite
- Second Double Bedroom With En-Suite Plus Two Additional Bedrooms
- Impressive Landscaped Garden With Outdoor Bar And Summer House
- Covered Decking, Spacious Patio, And Double Storage Shed
- Private Driveway, Large Garage, And Excellent Village Location

Size

Approx 1943.00 sq ft

Energy Performance Certificate (EPC)

Rating C

Council Tax Band

D

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Let's *Talk*

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