



10 Enfield Close, Hilton, Derby, Derbyshire, DE65 5HT

£367,000

Beautifully presented four-bedroom detached home in a quiet Hilton cul-de-sac. Features include a stylish kitchen/diner, spacious family room, principal suite with walk-in wardrobe and en suite, landscaped garden, garage, and driveway parking. Close to local schools, amenities, and excellent transport links—ideal for modern family living.

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Summary Description

Stylish Four Bedroom Family Home in Desirable Hilton Location – Immaculate Interiors, Envious Garden, and Excellent Local Amenities.

Tucked away in a peaceful cul-de-sac in the ever-popular village of Hilton, this beautifully presented four-bedroom detached home offers stylish living spaces, landscaped gardens, and convenient access to local schools, amenities, and commuter routes—making it an ideal choice for families and professionals alike.

Step inside and you're greeted by a bright, welcoming entrance hall with porcelain tiled flooring and modern neutral décor, setting the tone for the rest of this immaculate property. To the front, the elegant lounge boasts a feature bay window and contemporary finishes, while the spacious open-plan kitchen/diner to the rear provides the perfect hub of the home—fitted with high-quality wall and base units, integrated appliances, Dekton worktops, and French doors leading to the garden. There's also a generous family room with dual aspect windows and further garden access, creating a flexible living space ideal for entertaining or relaxing.

A handy guest cloakroom completes the ground floor, while upstairs you'll find four well-proportioned bedrooms, including a stunning principal suite with walk-in wardrobe and luxurious en suite shower room featuring double basins and high-end fittings. The family bathroom offers both a bath and separate shower, catering for busy households with ease.

Outside, the property continues to impress with an attractively landscaped rear garden offering a blend of patio space, lawn, and established planting—perfect for outdoor dining or relaxing in privacy. A single detached garage provides power, lighting, and storage, with driveway parking to the front.

Prime Hilton Location

Positioned in one of South Derbyshire's most sought-after villages, this property enjoys close proximity to a wide range of local amenities including shops, cafes, parks, and a local supermarket. Families will appreciate access to well-regarded primary and secondary schools within the catchment area, while commuters benefit from excellent transport links via the A50, A38, and A516—connecting you to Derby, Burton upon Trent, and beyond. Don't miss this rare opportunity to secure a stylish, move-in-ready family home in a location that perfectly balances village charm with urban convenience.

Early viewing is highly recommended.

Entrance Hall

Having porcelain tiled flooring and neutral decor with front aspect part obscure glazed composite main entrance door, inset lights to ceiling, radiator.

Lounge

12'7" x 10'2" (3.84 x 3.11)



Having porcelain tiled flooring and stylish decor with front aspect upvc double glazed bay window, tv point, radiator.

Kitchen/Diner

12'10" x 19'6" (I shaped room) (3.92 x 5.96 (I shaped room))



Having porcelain tiled flooring and neutral decor with rear aspect upvc double glazed window, rear aspect upvc double glazed French doors to garden, inset lights to ceiling, a range of fitted wall and floor units, tiled splashbacks, Dekton worktops, under counter space and plumbing for washing machine, inset stainless sink with satin mixer tap, integrated double electric oven with induction hob over and chimney style extractor hood, integrated dishwasher, inset lights to ceiling, two radiators.

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Family Room

15'5" x 14'1" (4.7 x 4.31)



Having stone flooring and neutral decor with inset lights to ceiling, front aspect upvc double glazed window, rear aspect upvc double glazed French doors to garden, two radiators.

Guest Cloakroom

5'8" x 2'9" (1.74 x 0.86)

Having porcelain tiled flooring and neutral decor with side aspect obscure upvc double glazed window, low flush wc, pedestal wash hand basin with chrome monobloc tap and vanity unit, tiled splashback, radiator.

Stairs/Landing

Carpeted and neutrally decorated, airing cupboard, access to roof space.

Bedroom One

10'5" x 14'1" (3.19 x 4.31)



Carpeted and neutrally decorated with rear aspect upvc double glazed, large walk in wardrobe, inset lights to ceiling, radiator.

En Suite Shower Room

4'8" x 7'4" (1.43 x 2.26)

Having natural stone tile flooring and neutral decor with front aspect obscure upvc double glazed window, tiled splashbacks, double shower enclosure with plumbed shower, low flush wc, his and hers wash hand basins with chrome monobloc taps and vanity cupboards, inset lights to ceiling.

Bedroom Two

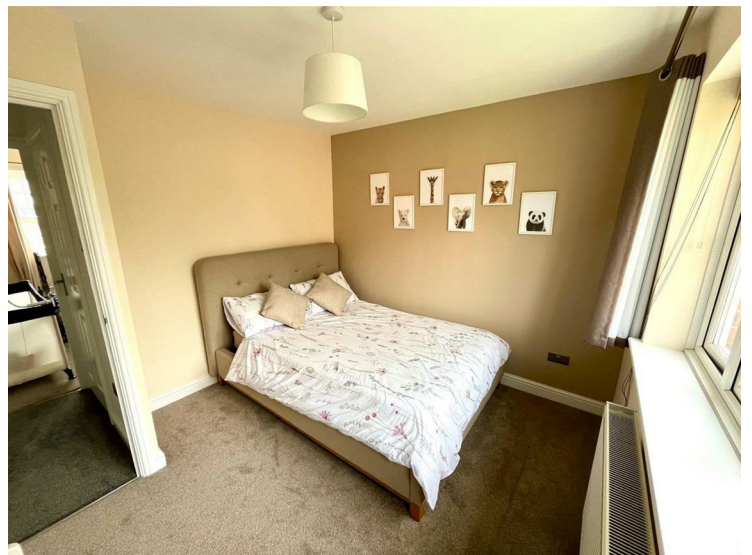
9'9" x 10'5" (2.98 x 3.18)



Carpeted and neutrally decorated with front aspect upvc double glazed window, fitted wardrobe, radiator.

Bedroom Three

9'5" x 10'5" (2.89 x 3.18)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, radiator.

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Bedroom Four

7'3" x 8'11" (2.23 x 2.74)



Carpeted and stylishly decorated with rear aspect upvc double glazed window, radiator.

Bathroom

11'7" x 8'9" (3.55 x 2.68)



Having natural stone tile flooring and neutral decor with front aspect obscure upvc double glazed window, inset lights to ceiling, tiled splashbacks, double shower enclosure with plumbed shower, pedestal wash hand basin with chrome mixer tap, low flush wc, bathtub with chrome mixer tap having shower attachment, radiator.

OUTSIDE

Frontage and Driveway

The house frontage has been attractively landscaped to provide a mixture of decorative borders with herbaceous planting and block paved paths. Parking is provided via the tarmac driveway and gives adequate parking for two cars.

Garage

19'2" x 8'8" (5.85 x 2.65)

A single, detached garage with metal up and over door, light and power, plenty of roof storage. To the rear of the garage you will find a summer house which measures 2.89m x 2.34m.

Rear Garden



Accessed via a gateway from the driveway you will find an enclosed private garden which has been attractively landscaped with a mixture of block paved patio, lawn, decorative borders with herbaceous planting. There is a lean to summer house (as previously stated) with light and power.

Material Information

Verified Material Information

Council tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing and Underfloor heating

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Good

Parking: Driveway, Garage, and On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

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Non-coal mining area: No
Energy Performance rating: C

For additional material information, please follow the link:
<https://moverly.com/sale/99KvgGibSnUfekQZKmohm6/view>

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

Buying to Let?

Guide achievable rent price: £1500 pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

Location / what3words

what3words ///alone.pinches.trembles

ID Checks for buyers

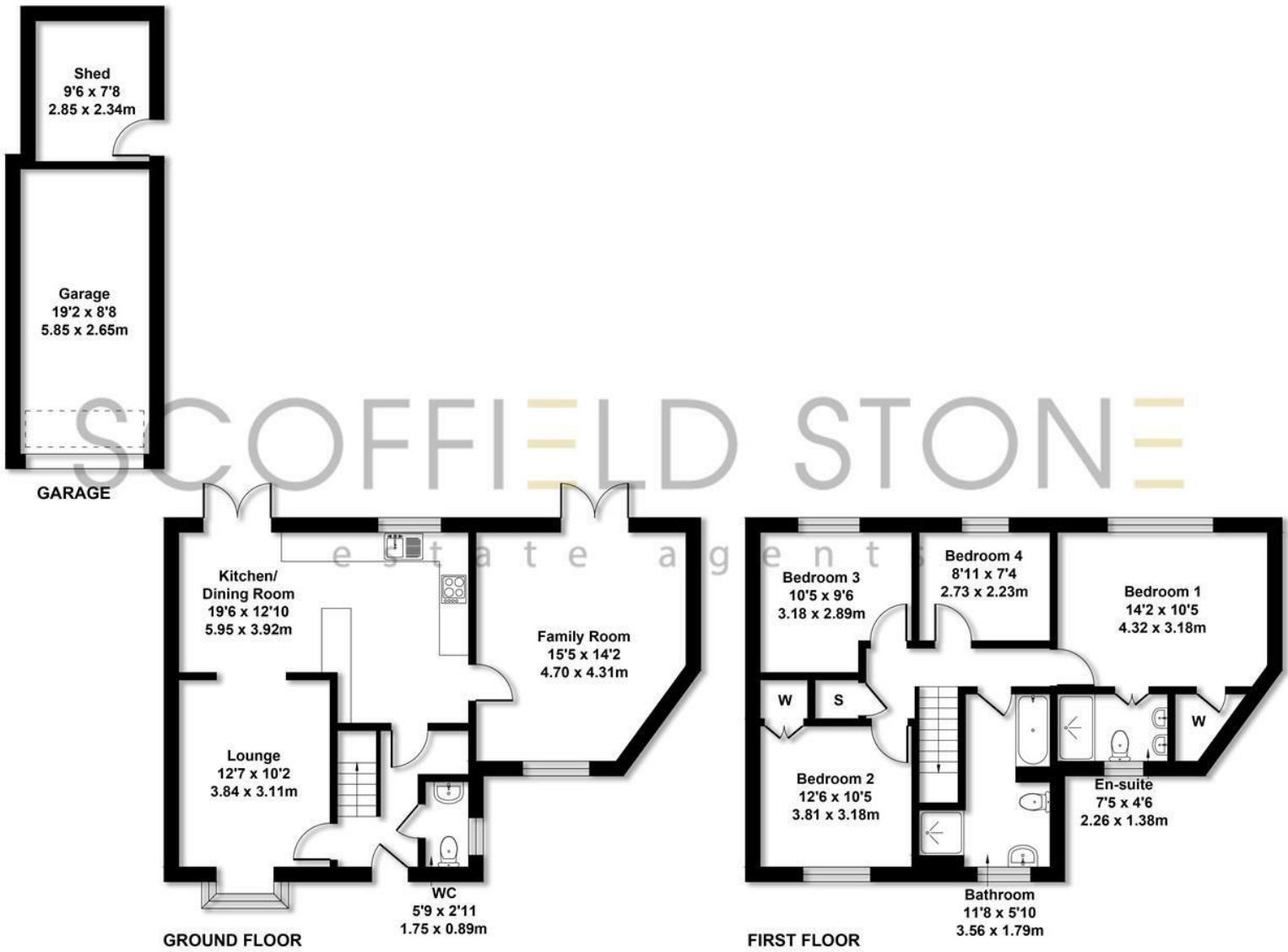
To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small charge of £25 per person to cover the cost of these checks.



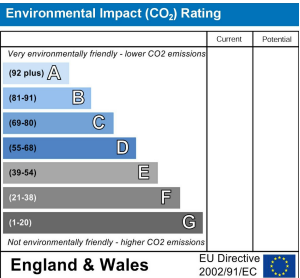
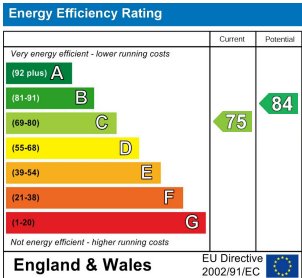
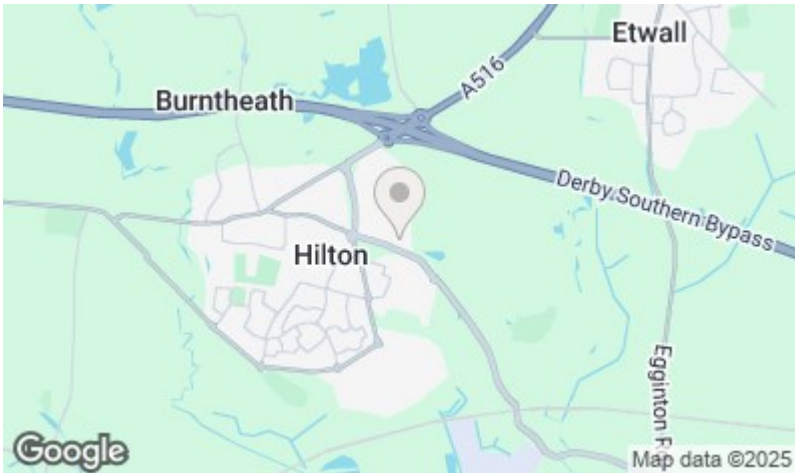
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Approximate Gross Internal Area
1550 sq ft - 144 sq m



Not to Scale. Produced by The Plan Portal 2025
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