

Pegasus Way, Hilton

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Offers in excess of
£500,000



This property at a glance:



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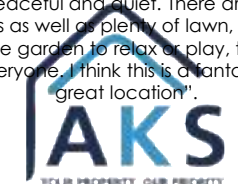
Pegasus Way, Hilton



Sam says:

"This really is a fantastic home! My first thoughts when I walked into the beautifully extended living room was, what an amazing room this would be to spend time with the family or entertaining your friends. You can access each of the downstairs rooms directly from the living room so it really feels like the hub of the home. With its modern décor and large windows, this is a lovely inviting space. At the back of the living room, there is the great addition of an office, this is a useful room if you need to take yourself away to get your work done, but, with direct access into the garden you can really enjoy the benefits of a work from home office! The dining space currently has a 6 seater table, so the perfect designated space for family meal times. At the rear of the dining room is the conservatory, surrounded by the garden, I think this would be a great space to relax and unwind. The kitchen is my favourite room in this house! Refitted just 18 months ago, there's plenty of storage and counter top space as well as having sufficient space for an American style fridge freezer, this is a sleek and modern space. At the end of the kitchen is another dining space with double doors opening into the garden making this a lovely spot to sit and enjoy the views of the peaceful garden."

Upstairs I was pleasantly surprised to find that all 5 bedrooms are doubles, 4 of which have built in wardrobes which is so useful, as well as an additional storage cupboard on the landing. The master bedroom has a fantastic en-suite, partially tiled with a glossy black finish. The family bathroom does not disappoint, with a 5 piece suite including separate bath and shower and side by side sinks, you could definitely avoid some morning arguments over who is getting ready first. The garden space really compliments the house, being a corner plot it's a great size and with the surrounding trees, it's peaceful and quiet. There are 3 separate slatted areas as well as plenty of lawn, so whether you want to use the garden to relax or play, there's plenty of space for everyone. I think this is a fantastic home in a great location".



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Did you spot...

This great 5 bed house has a double storey extension to the side



A message from the seller:

Welcome to our lovely home. We have had 11 wonderful years at 12 Pegasus Way and have made the difficult decision to downsize now our daughters have flown the nest. We felt very lucky when we purchased this property as there is no other house like it within the area due to its size and layout. There are many additional features of our house which we love and make this the perfect family home including a downstairs study with door to access the garden when working from home, a boot-room for all the coats, shoes and football boots, a sunny conservatory for relaxing in and so much storage it is almost impossible to fill! With so many rooms to choose from downstairs we could all have our personal space whenever needed. We have had many amazing parties here making full use of the spacious lounge and large south facing non overlooked garden with many different areas of seating with the sun on it all day, and with 5 double bedrooms we have been able to host many sleep overs for friends and family. There are many beautiful walks close by plus a green area just a 30 second walk from the property. There is the convenience of both primary and secondary schools within walking distance and local shops. With an open aspect to the front this really is the perfect family home and we hope the next family enjoys all the benefits this property brings".



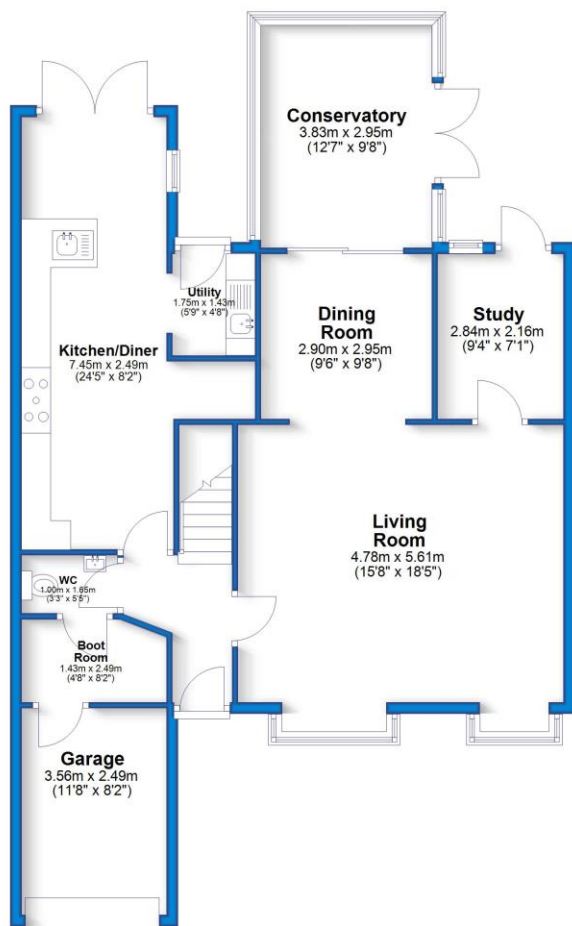


Floor Plan

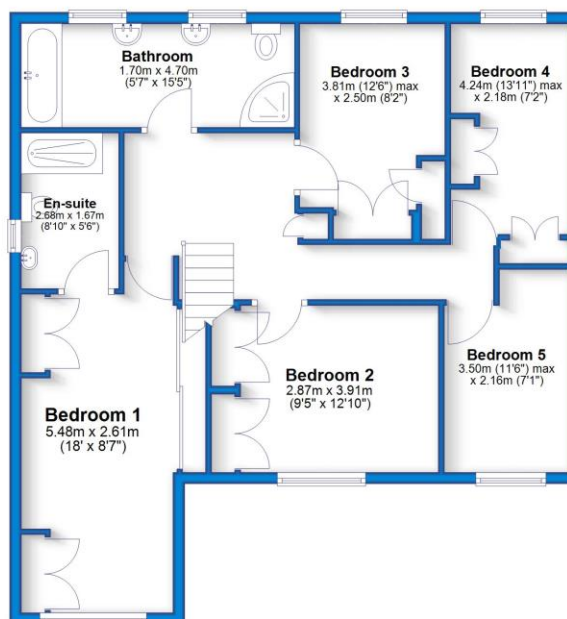


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Ground Floor
Approx. 99.5 sq. metres (1071.4 sq. feet)



First Floor
Approx. 79.8 sq. metres (858.6 sq. feet)



Total area: approx. 179.3 sq. metres (1929.9 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	82
England & Wales		EU Directive 2002/91/EC



300+ 5 star Google Reviews



Key Features:

- 5 DOUBLE BEDROOM, DETACHED HOUSE
- NEWLY FITTED KITCHEN
- DOUBLE STOREY EXTENSION
- 5 PIECE BATHROOM SUITE
- FITTED STORAGE THROUGHOUT
- LARGE CORNER PLOT GARDEN
- INTEGRATED GARAGE WITH EV CHARGER AND BUILT IN BOOT ROOM
- EPC RATING - TBC



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 two pharmacies, 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 Etwell.



Don't miss out on the chance to own this incredible property!

To book a viewing
with **Sam** call
01332 30 30 30

[Click here](#) to watch
the property video

