



Trusley Brook  
Hilton

Offers in Excess of £255,000



# Trusley Brook

## Hilton

Situated off of the main road on a cul-de-sac, this is a spacious three bedroom detached family home with a conservatory and south facing garden. Having driveway parking for two cars as well as a single garage, there is an en-suite to the master bedroom and an open plan kitchen and dining space.

When entering the home, there is a porch before you then enter the living room. With an electric fireplace and it is a great sized room. To the back of the home there is an open plan kitchen diner which is a great social and entertaining space. Off of the kitchen there is a conservatory which overlooks the south facing garden. Also to the ground floor there is a spacious storage cupboard and a downstairs WC. On the first floor, the master bedroom has fitted wardrobe and an en-suite which comprises of a shower, toilet and sink. The second bedroom is a double bedroom and the third bedroom is a fantastic sized single bedroom.

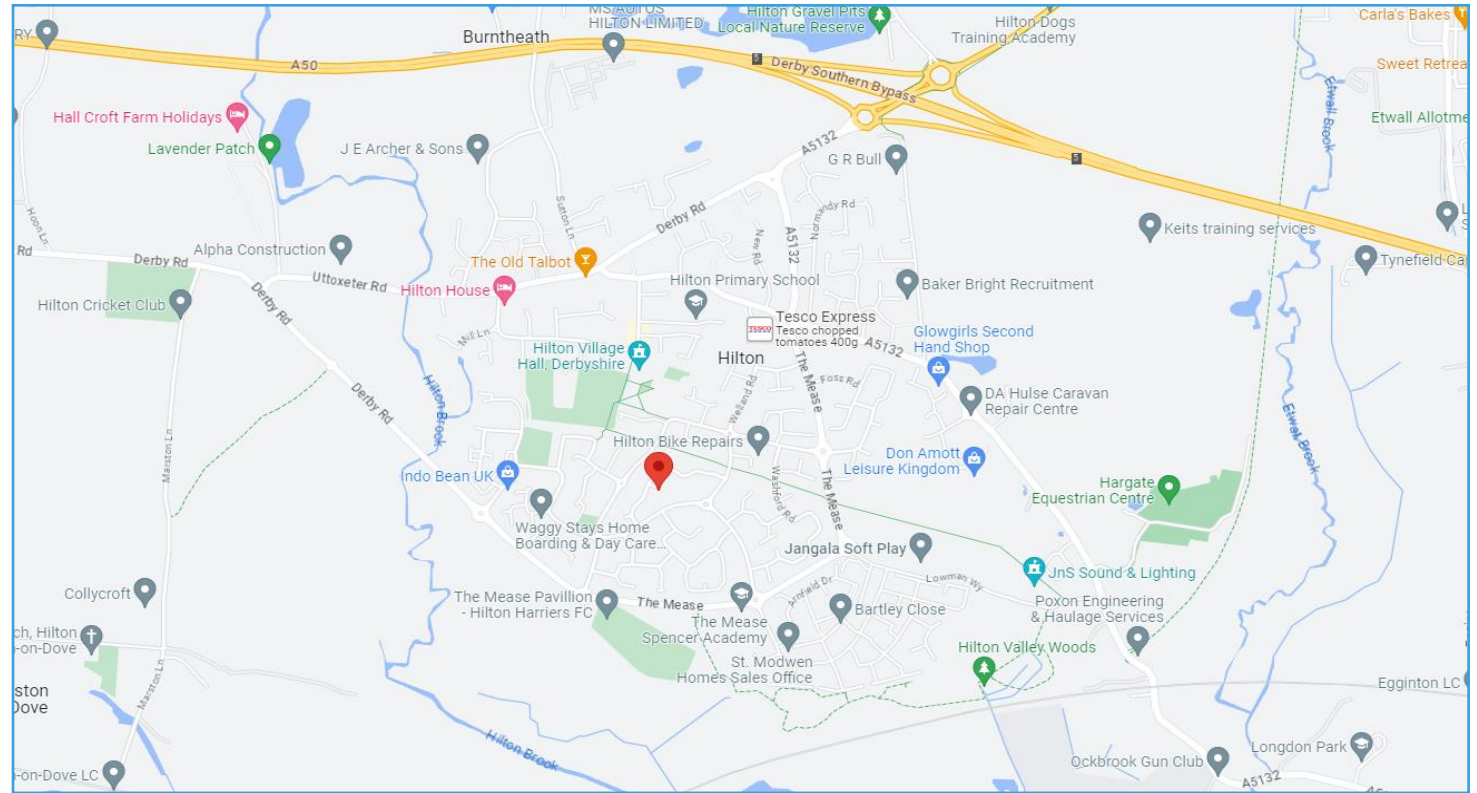
The family bathroom has a three piece suite comprising of a bath, toilet and sink. Outside, the back garden is private and has decked area which is great for outdoor seating and dining, a lawn and a shed. There are mature trees and shrubs giving extra privacy as well as a path leading to the front of the home. To the front there is driveway parking for 2 cars and access into the single garage.

***Why You'll Love This Home - This is a fantastic sized three bedroom detached family home with a private south facing garden and a great amount of living space!***

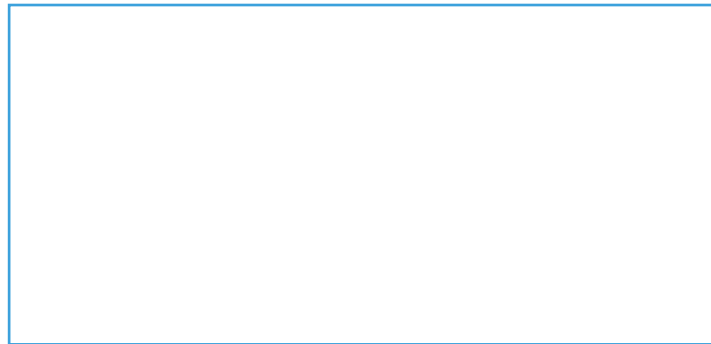


# Trusley Brook Hilton

The village of Hilton is a fantastic family village and has something for everyone in the family. 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. 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.



## EPC Energy Performance Certificate



## Help for buyers

To help your purchase go smoothly we can recommend trusted local mortgage advisors and solicitors

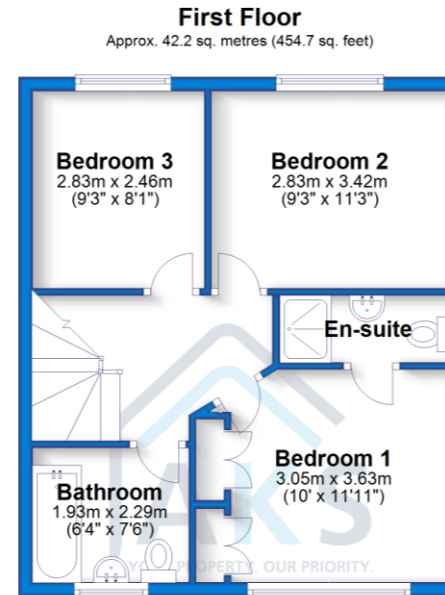
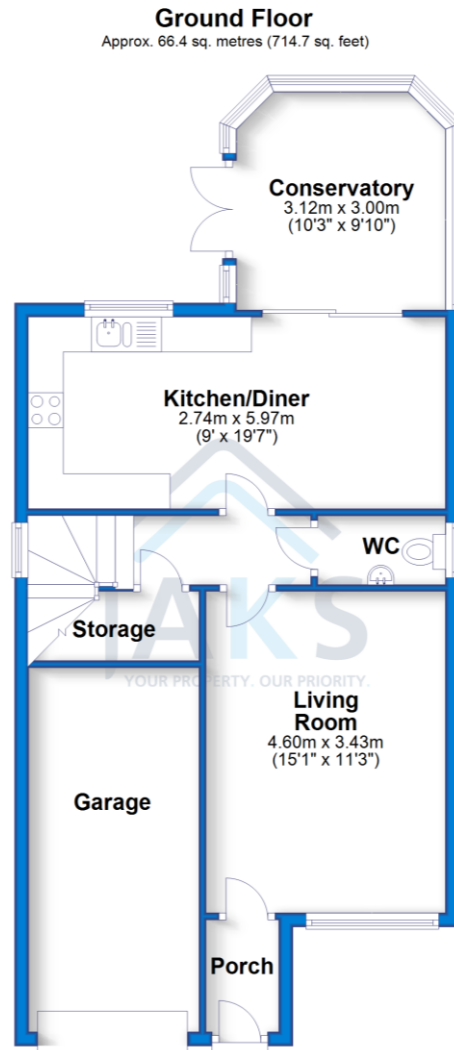


## Help for sellers

If you're thinking of selling, we'd love to help you.



# The Floor Plan



Total area: approx. 108.6 sq. metres (1169.4 sq. feet)

Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

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 The Property Ombudsman

 AKS

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.