



Wildhay Brook
Hilton

Asking Price Of £120,000



Wildhay Brook Hilton

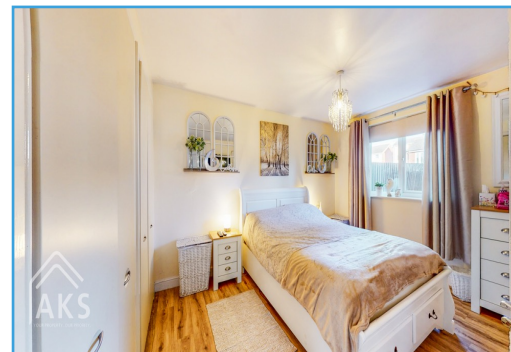
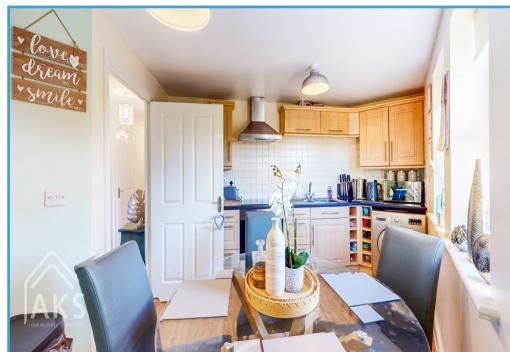
THIS GROUND FLOOR, TWO BED APARTMENT BOASTS STUNNING VIEWS OVER FIELDS, PROVIDING A SENSE OF CALM AND SERENITY SITUATED IN THE POPULAR AREA OF HILTON

As you enter the apartment, you are greeted by a welcoming hall, leading you into the spacious lounge, which benefits from the beautiful views of the surrounding countryside. The kitchen diner is well-designed and offers ample space for a fridge freezer and a washing machine, with the added convenience of an integrated oven and hob.

The apartment comprises of two bedrooms, with the master bedroom featuring fitted wardrobes and an ensuite shower room, providing a touch of luxury and privacy. The second bedroom is generously sized and can comfortably accommodate a large single bed and wardrobes. The main bathroom is modern and stylish, complete with a bath featuring a handheld shower, a wash basin, and a WC.

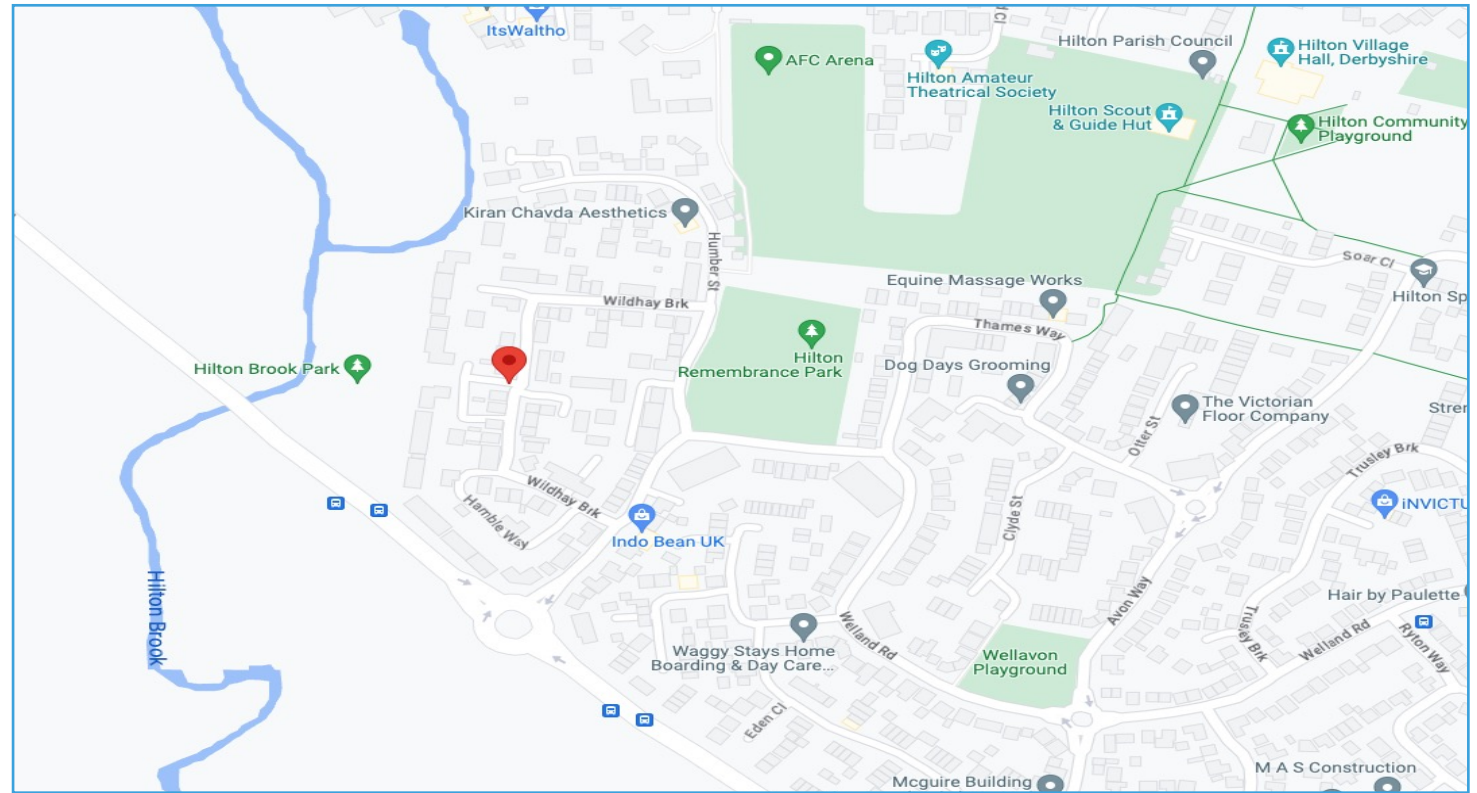
As for the outside space, this property includes the added bonus of one allocated parking space, ensuring that parking is convenient and hassle-free for residents. Whether you are looking to relax and unwind after a long day or entertain guests, the serene surroundings of this property offer the perfect backdrop.

In summary, this ground floor two-bedroom apartment in the sought-after location of Hilton presents an excellent opportunity for those seeking a tranquil and comfortable living space. With its stunning views over fields, spacious rooms, and convenient parking, this property is not to be missed. Contact us today to arrange a viewing and discover all that this fantastic property has to offer.

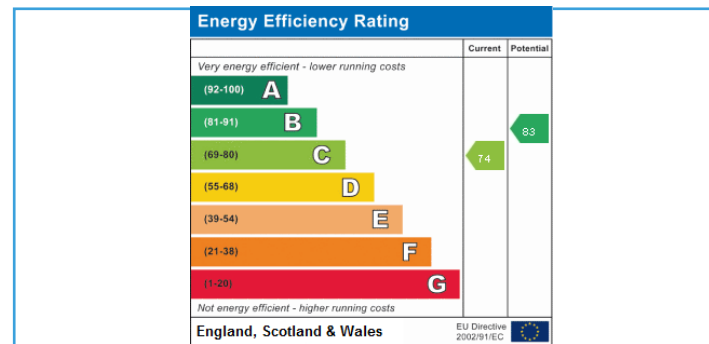


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The village of Hilton is a fantastic family village and has something for everyone in the family. There are two Primary Schools, Hilton Spencer Academy and The Mease Spencer Academy which both feed through to John Port School in the neighbouring village 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

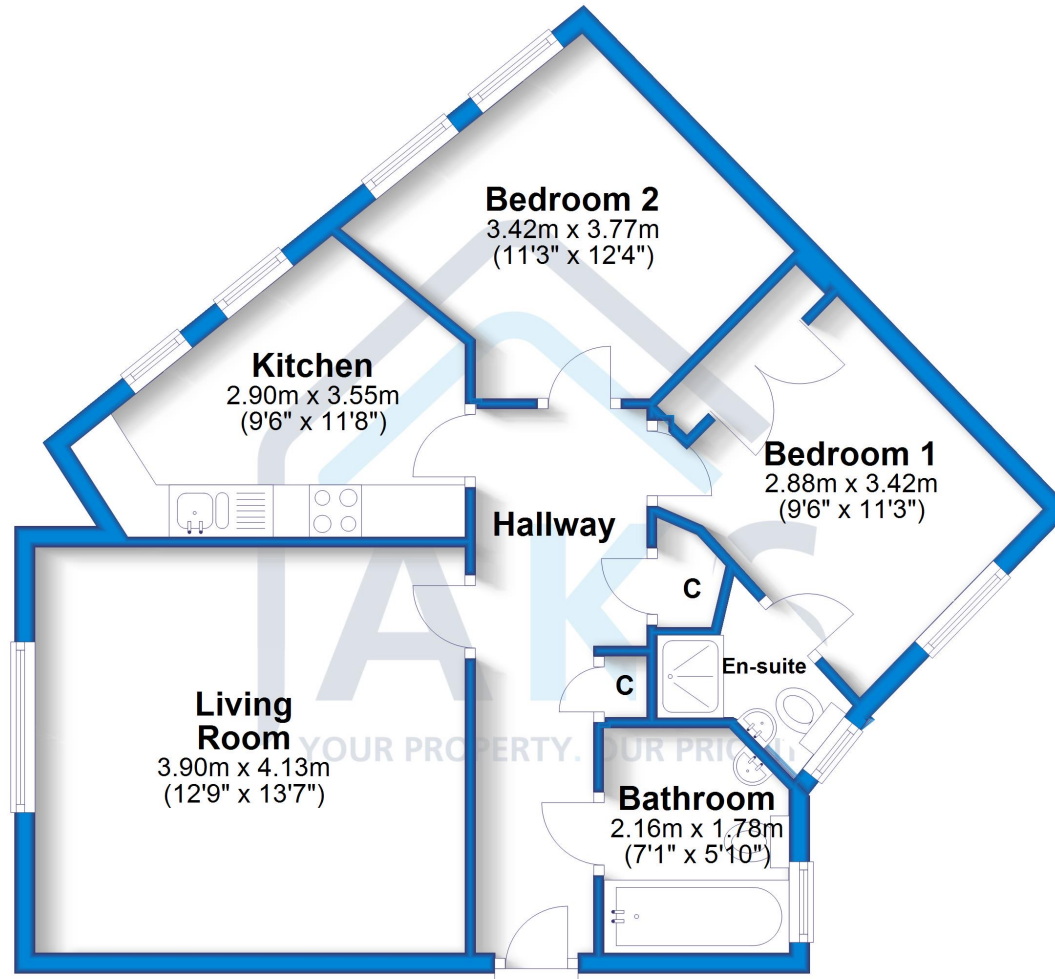
If you're thinking of selling, we'd love to help you.



The Floor Plan

Ground Floor

Approx. 56.5 sq. metres (608.0 sq. feet)



Total area: approx. 56.5 sq. metres (608.0 sq. feet)

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

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 The Property Ombudsman



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.