

Trusley Brook, Hilton

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Asking Price Of
£190,000



This property at a glance:



1



3



1



3



D



Watch the video

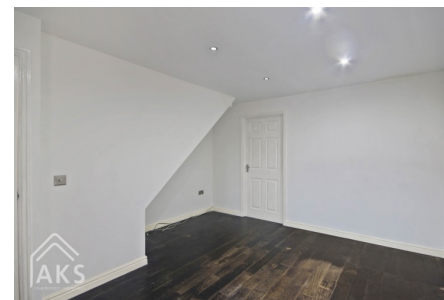


Trusley Brook, Hilton



Sam says:

“This is a great property for first time buyers or investors. There is plenty of driveway parking and i think the conservatory is a fantastic addition to give another sitting room. Both bedrooms are double rooms, giving plenty of space upstairs. The lounge is a great space and the home benefits from a downstairs WC. The garden is a good size and has a gate with access round to the driveway. This really would be a great property for anyone just starting out!”



Trusley Brook, Hilton



Did you spot...

the garden size is brilliant for this size property.



A message from the seller:

"We lived in the property since it was newly built in 2006, we like that it is in a quiet cul-de-sac and has plenty of parking. It has always been a very warm house with being in the middle. We only moved out due to needing more bedrooms as our family grew"





Floor Plan

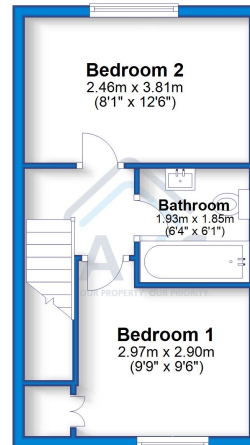


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Ground Floor
Approx. 43.2 sq. metres (464.8 sq. feet)



First Floor
Approx. 25.9 sq. metres (279.1 sq. feet)



Total area: approx. 69.1 sq. metres (743.9 sq. feet)



Energy Performance Certificate

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | | |
| (55-68) | D | 63 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



200+ 5 star Google Reviews



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



Key Features:

- NO UPWARD CHAIN
- LARGE CONSERVATORY
- DRIVEWAY PARKING
- PERFECT FOR FIRST TIME BUYERS OR INVESTORS
- TWO DOUBLE BEDROOMS
- EPC RATING D



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, The Mease Spencer Academy and Hilton Spencer Academy. John Port school is the secondary school in the neighbouring village of Etwall.