

Wildhay Brook, Hilton

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£120,000



This property at a glance:



Watch the video



Wildhay Brook, Hilton



Mikaela says:

"This isn't your average apartment, it feels like a little house all of its own! The only thing attached to you in terms of another property is a small apartment underneath, other than that, there's nothing else around you. It's also upside down living! As you walk in, there's a hallway leading to two good sized bedrooms along with the shower room. There is a cupboard under the stairs which has plumbing for a washing machine. As you head upstairs, it opens up into a big, bright and airy open plan living space. There's a lovely Juliet balcony and the ceilings are so high, so you don't feel like enclosed at all. Your allocated parking space is also right there as you head outside. If you're looking for a perfect starter home in a great area, this is the one for you!"



Wildhay Brook, Hilton



Did you spot...

The really high ceilings in the open plan living space?



A message from the seller:

"Our home is situated in Hilton that has everything you need within walking distance, it is surrounded by great amenities and also country side, so you get the best of both worlds. The community is so friendly on this street and give you a sense of security. The allocated parking is situated on the front of the apartment and it is well lit right to the front door. The apartment is only attached to a ground floor apartment and nothing either side so it is very quiet. There is a bus stop near the end of the road to take you to either Burton or Derby. We have loved this house as a family and it is a bitter sweet sale as we now want to extend our family."





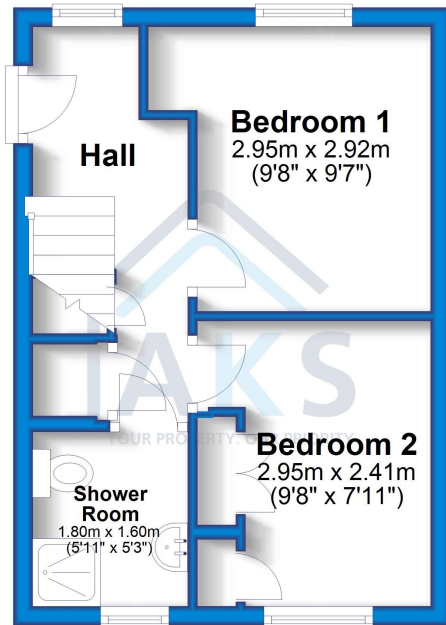
Floor Plan



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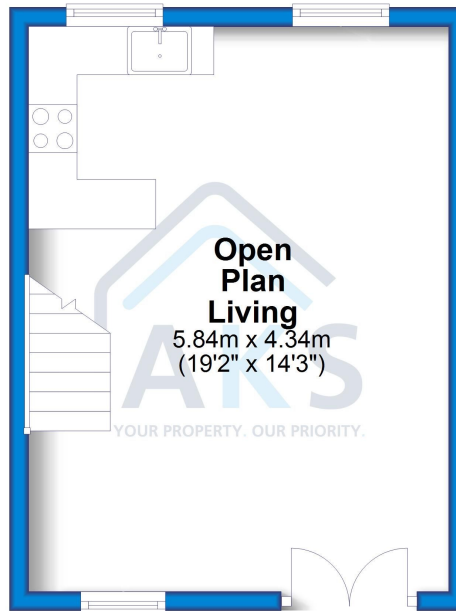
Ground Floor

Approx. 24.6 sq. metres (265.3 sq. feet)



First Floor

Approx. 25.4 sq. metres (273.1 sq. feet)



Total area: approx. 50.0 sq. metres (538.4 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	74
(55-68)	D		
(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



Key Features:

- SPACIOUS OPEN PLAN LIVING
- ALLOCATED PARKING
- TWO DOUBLE BEDROOMS
- JULIET BALCONY
- EPC RATING C
- PERFECT FOR FIRST TIME BUYERS



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.



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

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



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 Etwall.

