

Wildhay Brook, Hilton

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Offers over
£290,000



This property at a glance:



1



4



2



1



Watch the video



Wildhay Brook, Hilton



Sam says:

"This house makes a fantastic family home. Its in a quiet cul-de-sac location but close to amenities and nice walks. It is incredibly versatile and could be used as a five bed if that was needed. The ground floor has a modern kitchen diner with patio doors out onto the garden. The reception room is currently being used as a dining room however could make a beautiful lounge. There is also a downstairs WC. The first floor consists of the master bedroom which is a fantastic size and benefits from an en-suite shower room, the lounge is also on this floor but could be used as a bedroom. The top floor has a further three bedrooms, one of them having fitted wardrobes. There is a family bathroom on this floor also. What I really love about the house is the amount of windows which floods the home with natural light. There is a garage and driveway to the home and a lovely sun trap garden!"



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Did you spot...

This property has the potential to be either a 4 or 5 bed home



A message from the seller:

"We are selling this house as now is the time to downsize. We've lived here since the house was new, 16 years ago. It's seen our children grow and now have flown the nest. It's a lovely family home with lots of space. It's in a quiet location but close to shops, schools and the parks. Our neighbours are great. I hope the house finds a new family to love it like we have."





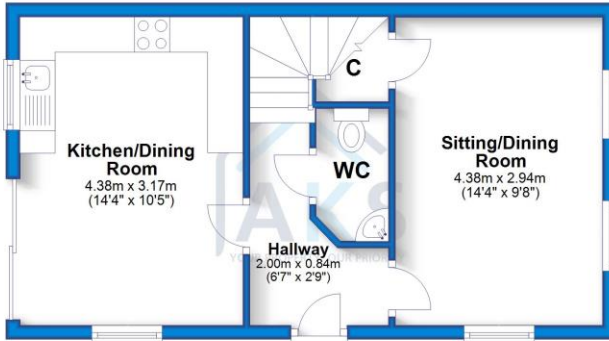
Floor Plan



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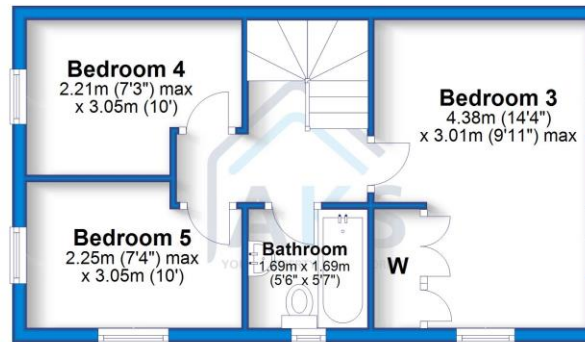
Ground Floor

Approx. 36.3 sq. metres (390.3 sq. feet)



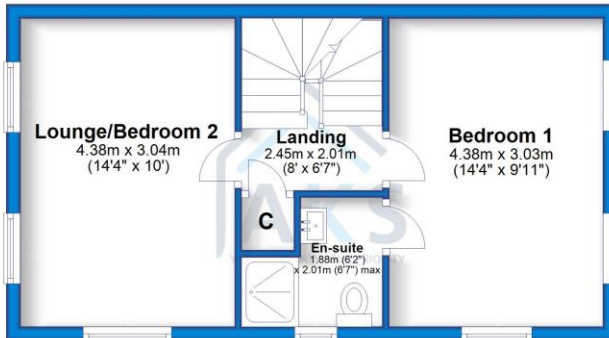
Second Floor

Approx. 35.0 sq. metres (376.2 sq. feet)



First Floor

Approx. 36.3 sq. metres (390.8 sq. feet)



Energy Performance Certificate

Total area: approx. 107.5 sq. metres (1157.4 sq. feet)



200+ 5 star Google Reviews



Key Features:

- CUL-DE-SAC LOCATION
- VERSATILE HOUSE WITH AN OPTION TO HAVE FIVE BEDROOMS
- GARAGE AND DRIVEWAY
- EPC TBC
- EN-SUITE TO MASTER
- CLOSE TO FIELDS AND THE BROOK



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 and pharmacy, The Post Office, several nurseries, Tesco Express, Aldi and plenty of takeaway food options. Hilton has several 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 Primary and The Mease Spencer Academy which both feed through to John Port School in the neighbouring village of Etwall.



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

