

£78,500

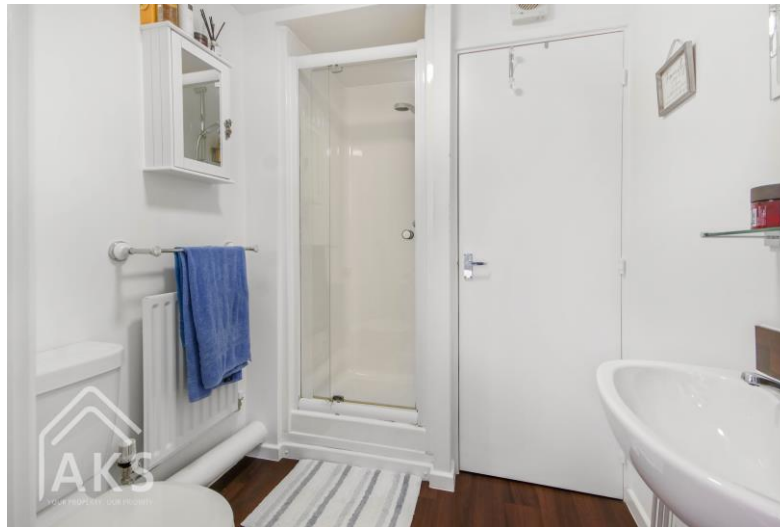


This property at a glance:



Watch the video

Wildhay Brook, Hilton



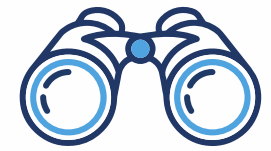
Mikaela says:

"This one bedroom apartment is so bright and welcoming as you walk in! The open plan kitchen, dining, living room space is great. The kitchen area has space for a fridge freezer and has an integrated oven and hob too. There is space for a small dining table along with lounge furniture. The bedroom is a great sized double with fitted wardrobe hanging space. The shower room is a good size and includes a shower, sink and WC along with a cupboard which houses the plumbing for a washing machine. The apartment also benefits from a parking space. My favourite thing about this property is the position. It's a stones throw from a lovely green space and just beyond that are the playing fields, as well as being a short walk from shops, doctors and other amenities. A perfect choice for a first step onto the property ladder"



aksresidential.com

Wildhay Brook, Hilton



Did you spot...

This ground floor apartment is located next to a lovely green space



A message from the seller:

"For the past three and half years I've lived here and enjoyed my time here. Lots of good walking and I have met some friendly people whilst out walking. Visiting the Cricket Club on match days you can even get a cuppa. Hairdressers in the village are friendly. My neighbours are lovely they always have time for a Good Morning and Hello. The reason for my decision to move on is due to health reasons and the need to be closer to my family. 157 is compact and warm in a sunny position. The Nature reserve is a good place to make friends on walks and you can always watch a game of football on the pitches at weekends. There's also easy access to the A50 and M1"





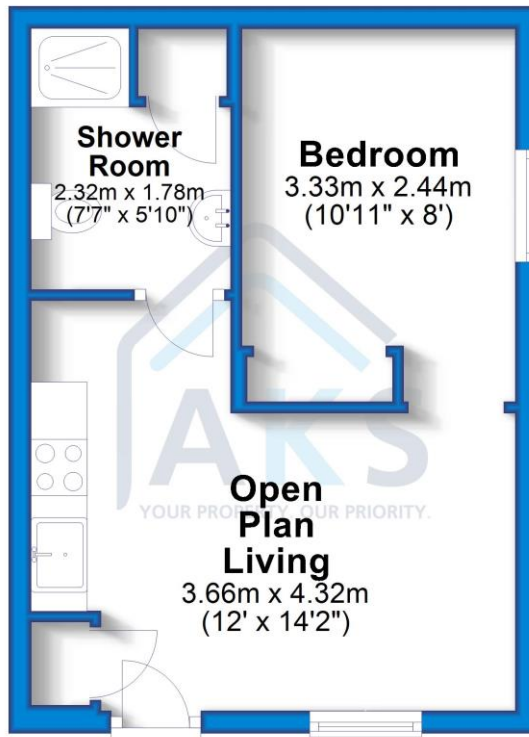
Floor Plan



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Ground Floor

Approx. 26.3 sq. metres (282.7 sq. feet)



Total area: approx. 26.3 sq. metres (282.7 sq. feet)



Energy Performance Certificate

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



200+ 5 star Google Reviews



Key Features:

- EPC RATING B
- IDEAL FIRST TIME BUYER HOME
- LOCATED NEXT TO A GREEN SPACE AND LOCAL AMENITIES
- OPEN PLAN LIVING
- POPULAR VILLAGE LOCATION
- EASY ACCESS TO A38 & A50



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, Hilton Spencer Academy 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 **Mikaela** call **01332 30 30 30**

