

Offers in excess of  
£250,000



This property at a glance:



# Trusley Brook, Hilton



## Jodie says:

"This is a lovely three-bedroom semi-detached home situated in a great central spot within Hilton Village, making this not just a lovely home but practical too! I think this is a really generous plot, with its spacious driveway and the benefit of the integral garage."

As you step inside, you're welcomed by a bright, roomy hallway with access to the downstairs WC. At the front, the living room is bright and inviting, with a large window, filling the room with natural light, this is the perfect space to relax with family and friends. To the rear, the newly fitted kitchen-diner is a real highlight. It's sleek gloss cabinets and modern fixtures create a great space for mealtimes and entertaining. With direct access into the garden this is the perfect space to blend indoor comfort with outdoor living.

I was pleasantly surprised with how spacious the upstairs is. With three double bedrooms making this the perfect home whether you are whether you're taking your first step on the ladder or looking for a comfortable family property. The family bathroom includes a three-piece suite along with the convenience of a power shower.

The garden really complements the home. It's both spacious and practical, offering access into the garage, side access to the front, a large patio directly off the kitchen that's perfect for seating, and a generous lawned area ideal for children, pets, or simply enjoying the outdoors".

# Trusley Brook, Hilton



**Did you spot...**

This great home has a  
newly fitted kitchen  
and boiler



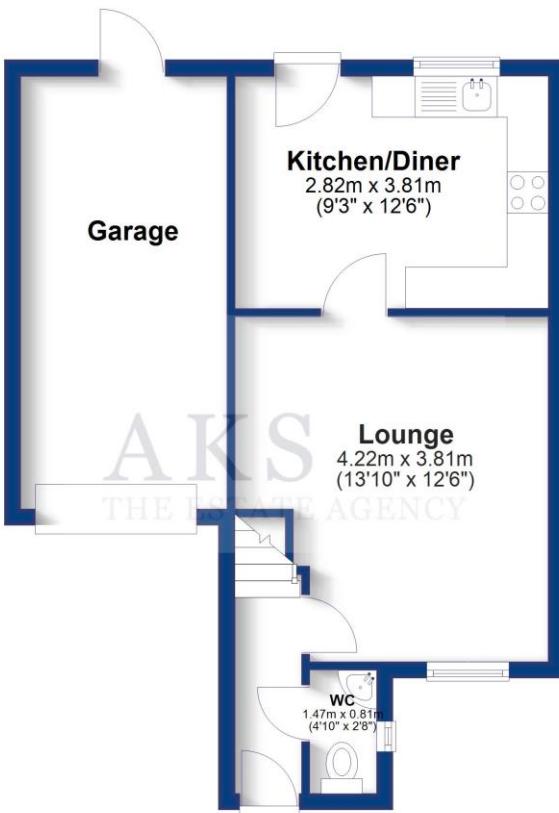
## A message from the seller:

“Welcome to our house! Selling this house is very heart warming as we have loved living here for the past 7 years and would love another family to enjoy this fabulous house as much as we have. We love its close proximity to the local parks, schools, shops and walks. Now that my children are older, our priorities have changed somewhat and it is time for us to start a new adventure. We have lovely neighbours and we are sure you'll love it here!”

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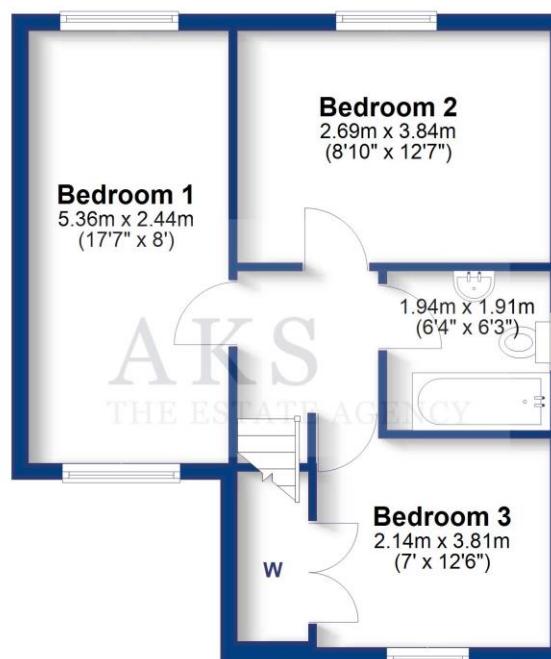
## Ground Floor

Approx. 43.9 sq. metres (472.1 sq. feet)



## First Floor

Approx. 41.6 sq. metres (447.6 sq. feet)

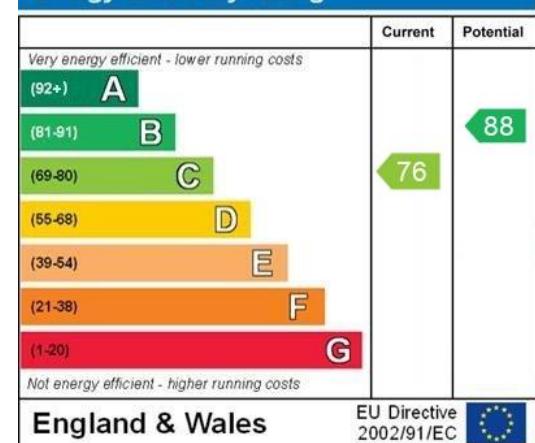


Total area: approx. 85.4 sq. metres (919.7 sq. feet)



## Energy Performance Certificate

### Energy Efficiency Rating



# Trusley Brook, Hilton

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## Key Features:

- THREE BEDROOM SEMI-DETACHED HOUSE
- NEWLY FITTED KITCHEN
- THREE DOUBLE BEDROOMS
- SPACIOUS DRIVEWAY AND INTEGRAL GARAGE
- FANTASTIC VILLAGE LOCATION
- EPC RATING C
- NEW COMBI-BOILER FITTED 2025



## 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 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 **Jodie** 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.

