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Trusley Brook
Hilton Derby



Property Description

Charming Three-Bedroom Property on Trusley Brook, Hilton

This delightful three-bedroom home offers spacious living with a thoughtfully designed layout, perfect for modern family living. Upon entering, you are welcomed by a bright entrance hallway leading to a convenient downstairs WC, a well-appointed kitchen, a versatile dining room, and a comfortable lounge perfect for relaxing and entertaining.

Upstairs, you'll find three bedrooms, the master benefiting from an en-suite providing ample space for family or guests, and a modern family bathroom.

Externally, the property boasts a low-maintenance garden, ideal for outdoor relaxation, with easy access to the garage, currently utilised as storage. The front features a well-maintained garden and a private driveway providing off-road parking.

Located in the sought-after area of Hilton, this property benefits from excellent local amenities including shops, cafes, and highly regarded schools. Transport links are superb, with easy access to major road networks such as the A50 and A38, providing convenient routes to Derby, Burton upon Trent, and beyond.

Entrance Hallway

Lounge

12' 6" + bay x 10' 2" (3.81m + bay x 3.10m)

Dining Room

9' 3" x 10' 2" (2.82m x 3.10m)

Kitchen

13' 3" x 9' 6" (4.04m x 2.90m)

Landing

Master Bedroom With En-Suite

10' 4" x 10' 4" (3.15m x 3.15m)

Bedroom Two

8' 8" x 10' 3" (2.64m x 3.12m)

Bedroom Three

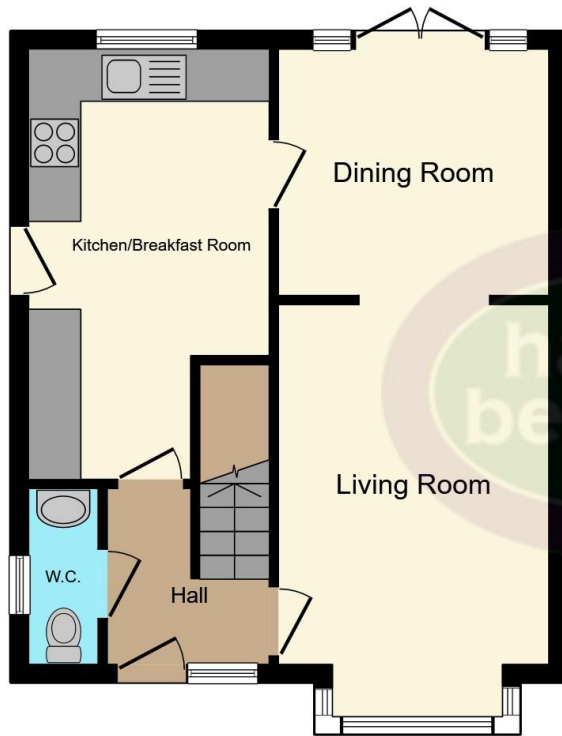
7' 5" x 9' 2" (2.26m x 2.79m)

Bathroom

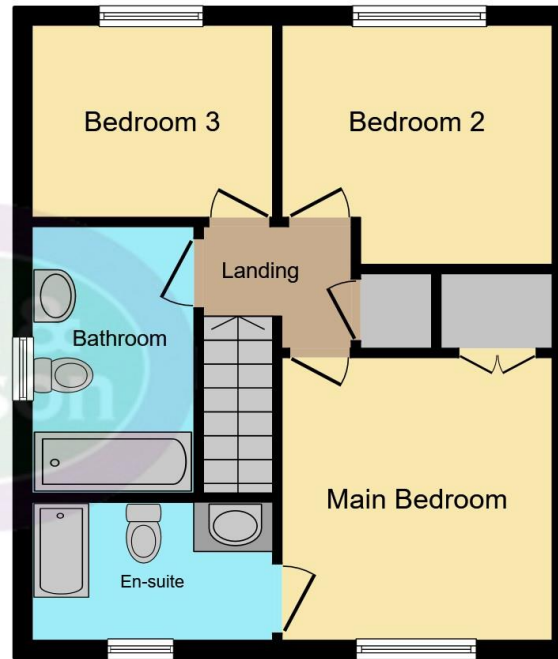








Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: Awaited

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Tenure: Freehold



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