

# Trusley Brook, Hilton

aksresidential.com

£375,000



This property at a glance:



1



4



2



3



C



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# Trusley Brook, Hilton



## Sam says:

"This is such a beautiful home with so much to offer. The current owners have done a fantastic job of modernising the home, so you truly wouldn't have to lift a finger. Outside to the front there's a double driveway and the single garage with a further parking space can be found to the rear. Inside, the hallway is a bright and welcoming space which leads through into both the living room and kitchen which both run from the front to the rear of the home, creating very spacious rooms! The living room, despite being decorated in darker tones, is still a light and bright room with the window to the front and double doors to the back letting in lots of natural light. The kitchen is a modern space with integrated appliances and a glossy finish. There's plenty of room for a family dining table and access into a utility room where there's further storage, a sink and a door out to the garden. There's a guest WC downstairs too which is always handy. Upstairs on the first floor you'll find bedroom 1 and bedroom 4, both of which have fitted storage space and bedroom 1 also has a modern and spacious en-suite. The family bathroom is also on this floor, which is a fully tiled, lovely neutral room with a shower over the bath. The top floor is a fantastic space where there's two further large double bedrooms, both with fitted storage and skylights creating a wonderful bright space. The back garden may well be my favourite part about this home - there are multiple areas for seating, plenty of lawn and the garden is secluded and private. There's side door access into the garage too, as well as a gate to access the driveway and front of the garage. This home has so much to offer and is in a fantastic location, what a great choice for a family home!"



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## Did you spot...

This spacious home has a garage, driveway parking and an additional parking space to the rear



## A message from the seller:

*"Hi and welcome to 73 Trusley Brook, where I have lived for the past 8 years. Whilst I have enjoyed my time in Hilton, my son is now growing up and we both enjoy spending our time up in the peaks and being out in the countryside, so we are looking for a place closer to the peak district but remaining within travelling distance to my sons school in Derby. My immediate neighbours are a lovely family. My neighbour to the rear is a single father like me and also very nice, and quiet. Across the road are a professional couple with 2 small ones and also quiet and lovely. All in all, it is a quiet street with great neighbours. There is a lovely big park up the road which I know my son will miss dearly and is great for children, teenagers and adults with dogs or anyone who likes green areas and football. I am sure anyone moving here will love the park and safe environment that is Hilton."*







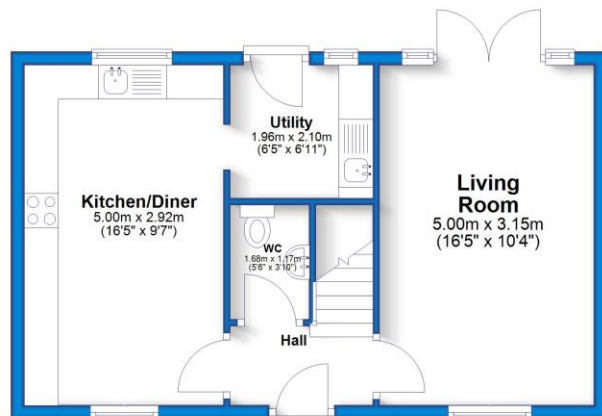
# Floor Plan



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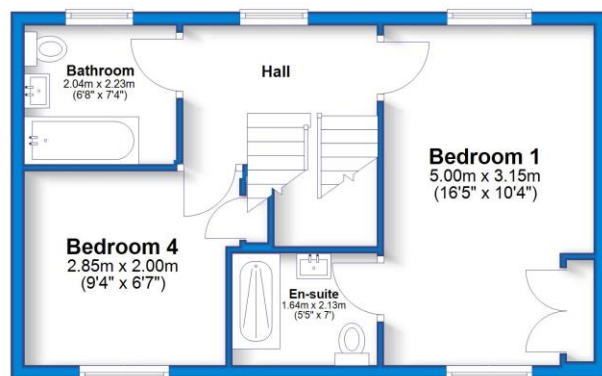
## Ground Floor

Approx. 41.8 sq. metres (450.2 sq. feet)



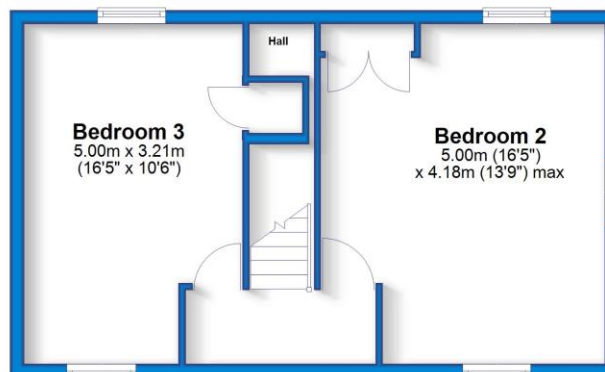
## First Floor

Approx. 42.2 sq. metres (453.7 sq. feet)



## Second Floor

Approx. 42.7 sq. metres (459.7 sq. feet)



Total area: approx. 126.7 sq. metres (1363.6 sq. feet)



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



200+ 5 star Google Reviews



## Key Features:

- EPC RATING C
- DOUBLE DRIVEWAY TO THE FRONT, GARAGE AND PARKING TO THE REAR
- MODERNISED THROUGHOUT
- 3 STOREY WITH 4 SPACIOUS BEDROOMS
- EN-SUITE TO BEDROOM 1
- CORNER PLOT WITH A PRIVATE GARDEN



## 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  
**Sam** call  
**01332 30 30 30**

[Click here](#) to watch the property video

