

£290,000



AKS
THE ESTATE AGENCY

This property at a glance:



Watch the video



Trusley Brook, Hilton



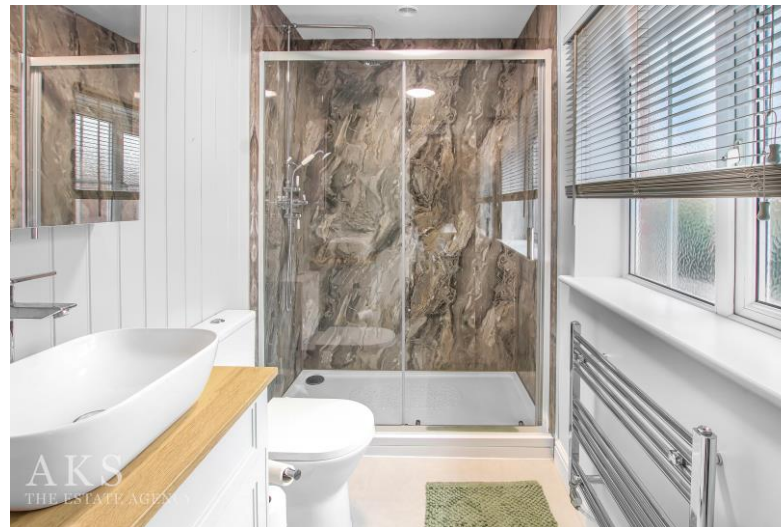
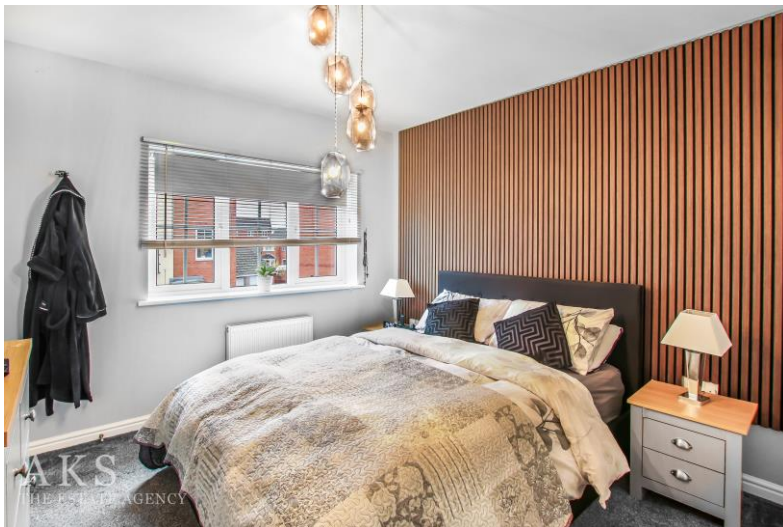
Jodie says:

"This is such a homely yet modern home! The stylish living room through diner offers a welcoming space with a warm, modern feel. The modernised breakfast kitchen is a real highlight, with a sleek finish from the glossy cupboards and plenty of space for free-standing appliances. It's bright, functional, and surprisingly spacious, perfect for family mornings or casual dining. Spanning the width of the house, the large conservatory is a really versatile space. Ideal for entertaining guests, a children's playroom, or a bright haven for pets to enjoy the garden.

Upstairs, the three bedrooms are generous, bright, and inviting. The en-suite to the bedroom 1 is a sleek and contemporary space installed just this year, complete with a rainfall shower and stylish fittings. The family bathroom is equally spacious and finished in lovely neutral tones.

The low-maintenance rear garden is mostly decking and gravel, which would be perfect for those who prefer outdoor space without the gardening hassle. To the front, the block-paved driveway provides additional off-road parking alongside the standard driveway parking, complete with an EV charger for modern convenience.

This home is a fantastic opportunity for anyone looking for a stylish, versatile family home in the popular village of Hilton, ready to move in and enjoy straight away."



AKS
THE ESTATE AGENCY
aksresidential.com

Trusley Brook, Hilton



Did you spot...

This beautiful family home is available with no upward chain



A message from the seller:

"We have loved our home for the past eleven years, the quiet location with friendly neighbours, good local amenities and well accessible roads to both Derby and Burton on Trent have made it a beautiful place to live. The house has everything we needed at the time and more with an extremely large conservatory used in all seasons, to the interconnected garage (access to boys toys). Unfortunately now the children have grown up and flown the nest, the house is too big for just the two of us and so it is with a heavy heart we are moving on. This will be a fantastic family home for any family with all it has to offer."

AKS
THE ESTATE AGENCY

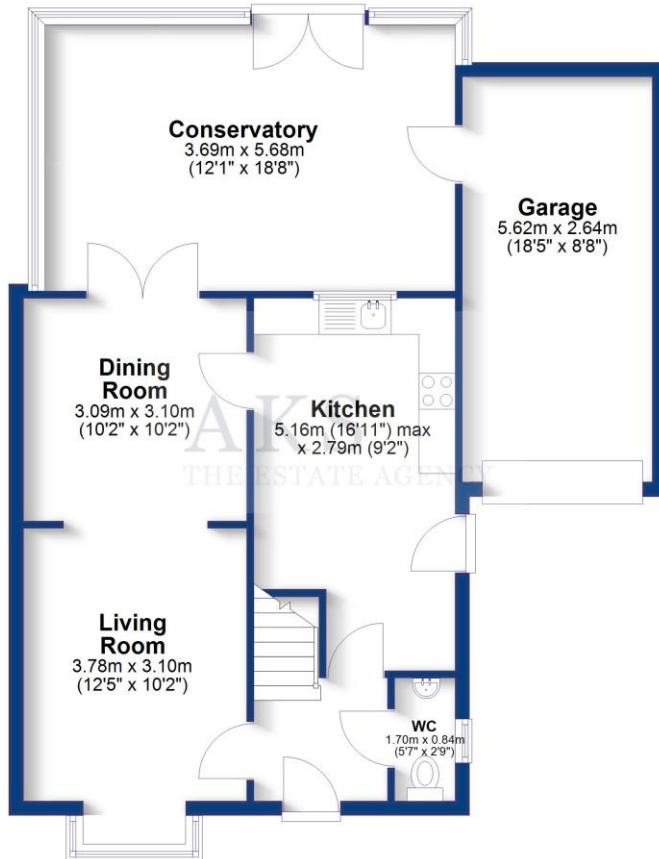


Floor Plan

AKS
THE ESTATE AGENCY
aksresidential.com

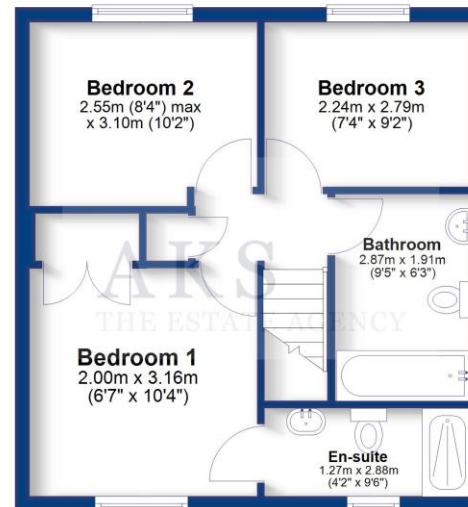
Ground Floor

Approx. 79.0 sq. metres (850.6 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.2 sq. feet)



Total area: approx. 118.9 sq. metres (1279.8 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Trusley Brook, Hilton

Presented by

AKS
THE ESTATE AGENCY



300+ 5 star Google Reviews



Key Features:

- EPC RATING C
- NO UPWARD CHAIN
- NEW EN-SUITE INSTALLED THIS YEAR
- 3 BEDROOM LINK DETACHED HOME
- SPACIOUS LIVING ROOM THROUGH DINER
- LARGE CONSERVATORY



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 a 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.



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 **Jodie** call
01332 30 30 30

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



t: 01332 303030 • e: hello@aksresidential.com • Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

Registered office: Abacus House, 68a North Street, Romford, Essex RM1 1DA Company No. 10255861 • VAT Number: 245 4496 87