



**Wildhay Brook, Hilton Derby DE65 5NU**

**welcome to**

**Wildhay Brook, Hilton Derby**

The property briefly comprises: entrance hallway, WC, kitchen, lounge/diner. To the first floor are three bedrooms, ensuite to master and family bathroom. To the rear is an private, enclosed lawn garden with patio area. Parking space to rear.



### **Entrance Door**

Path surrounded by mature shrubbery leading to the entrance with a storm porch overlooking.

### **Entrance Hallway**

Central heating radiator, laminate flooring, storage cupboard, door leading to:

### **Kitchen**

Newly fitted, beautifully presented kitchen comprising stainless steel sink set in a base unit, further base, wall and drawer units, work surface, fitted oven, gas hob, cooker hood, fitted dishwasher, fitted washing machine. Window to the front elevation, central heating radiator, laminate flooring.

### **Wc**

Central heating radiator, window to the front elevation, wash hand basin, low level wc.

### **Lounge/Diner**

Window to the rear elevation, laminate flooring, central heating radiator, patio doors leading to the garden, stairs leading to first floor.

### **Stairway**

Carpeted stairs leading to:

### **Landing**

Window to the side elevation, carpeted flooring, central heating radiator, airing cupboard, door leading to:

### **Bedroom One**

Window to the rear elevation, carpeted flooring, central heating radiator, fitted wardrobes, door leading to:

### **En Suite**

Low level wc, wash hand basin, walk in shower with complimentary tiling, laminate flooring.

### **Bedroom Two**

Window to the front elevation, carpeted flooring, central heating radiator.

### **Bedroom Three**

Window to the rear elevation, carpeted flooring, central heating radiator.

### **Bathroom**

Window to the front elevation, central heating radiator, wash hand basin, low level wc, bath, tiled flooring.

### **Exterior**

To the front of the property there is mature shrubbery encasing the path to the door. To the rear you have a private, enclosed garden consisting of; a paved porch area leading to the laid-to-lawn grass encased by decorative aggregates.



**view this property online** [bagshawsresidential.co.uk/Property/MVR108382](http://bagshawsresidential.co.uk/Property/MVR108382)



welcome to

## Wildhay Brook, Hilton Derby

- COUNCIL TAX BAND: C
- SPACIOUS LOUNGE/ DINER
- BEAUTIFULLY WELL-PRESENTED DETACHED HOME
- VERY SOUGHT AFTER LOCATION
- PRIVATE, ENCLOSED GARDEN

Tenure: Freehold EPC Rating: C

# £249,950



Please note the marker reflects the postcode not the actual property

**view this property online** [bagshawsresidential.co.uk/Property/MVR108382](https://www.bagshawsresidential.co.uk/Property/MVR108382)



Property Ref:  
MVR108382 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



**01332 518844**



[mickleover@bagshawsresidential.co.uk](mailto:mickleover@bagshawsresidential.co.uk)



14 The Square, Mickleover, DERBY, Derbyshire,  
DE3 0DD



**[bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)**