



Wildhay Brook, Hilton DERBY DE65 5NU

welcome to

Wildhay Brook, Hilton DERBY

This modern and spacious first-floor apartment is perfectly located in the popular South Derbyshire village of Hilton, and benefits from a lounge, kitchen, two double bedrooms, master ensuite, a bathroom, and an allocated parking space, with public green spaces and many amenities close by.



Communal Entryway

Access to the building is granted via an intercom system. The entryway gives access to the stairs to the first floor, and in turn, the entrance door to the apartment.

Entrance Hallway

Upon entry through the front door, the entrance hallway provides access to the lounge, kitchen, both bedrooms, and the bathroom, and is finished with two storage cupboards, and carpeted flooring.

Lounge

12' 7" x 13' 8" (3.84m x 4.17m)

The spacious lounge has been tastefully decorated, and is finished with carpeted flooring, a wall-mounted electric radiator, and a double-glazed window to the side.

Kitchen

8' 6" x 13' 5" (2.59m x 4.09m)

Modern fitted kitchen comprising of a range of wall, base, and drawer units, an integrated oven, electric hob, and overhead extractor hood, and space and plumbing for further appliances. Finished with complementary splashback tiling, wood laminate flooring, and two double-glazed windows to the side.

Bedroom One

11' 1" x 11' 9" (3.38m x 3.58m)

Spacious double bedroom with fitted wardrobes and an ensuite shower room. Finished with carpeted flooring, and a double-glazed window to the side.

En-Suite

Three-piece suite comprising of a wash-hand basin, low-level w/c and a shower. Finished with complementary splashback tiling, an electric shaver outlet, wood laminate flooring, and a frosted double-glazed window to the side.

Bedroom Two

10' 3" x 9' 8" (3.12m x 2.95m)

Double bedroom finished with carpeted flooring and two double-glazed windows to the side.

Bathroom

Fitted three-piece suite comprising of a bath with an overhead shower, a low-level w/c, and a wash-hand basin set in a vanity storage unit. Finished with complementary splashback tiling, an electric shaver outlet, wood laminate flooring, and a frosted double-glazed window to the side.

External

The apartment benefits from an allocated parking space in the residents' car park, and the block is positioned next to an open green space with a lovely brook, which is perfect for gentle walks on a sunny day.



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Wildhay Brook, Hilton DERBY

- BEAUTIFULLY PRESENTED FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- MASTER ENSUITE AND A BATHROOM
- KITCHEN AND SPACIOUS LOUNGE
- ALLOCATED PARKING

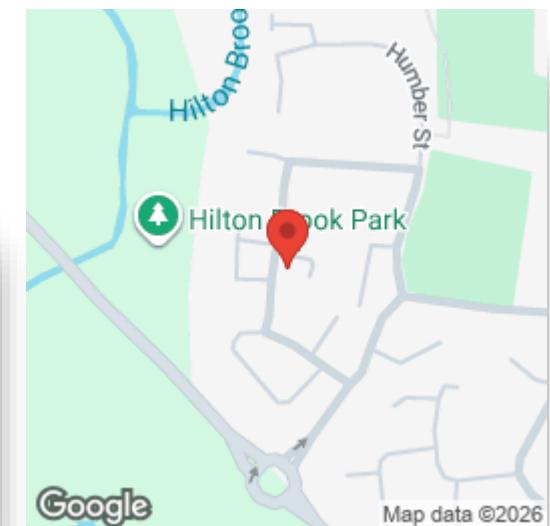
Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 915.04

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2005.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

£140,000



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Property Ref:
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