

Offers in excess of
£325,000



AKS
THE ESTATE AGENCY

This property at a glance:



1



4



2



3



C



Watch the video



TORCG

Trusley Brook, Hilton



Mikaela says:

"If you're looking for a home that gives everyone plenty of space to spread out, while still having a great room at the heart of the house, this one could be just what you're looking for."

Set on Trusley brook in Hilton, the location is a real plus, with the village's everyday amenities close by. Outside, there's a driveway with parking for at least three vehicles, a single garage and a lovely private rear garden.

Inside, the entrance hallway leads through to a useful downstairs WC, before opening into what we think is one of the real highlights of the home – the fantastic kitchen/diner. This is so much more than just a kitchen, with a spacious layout that gives you room for a family dining table, while a clever projecting section creates a great breakfast area. The current owners have even incorporated sofas and a TV, creating a brilliant social space where you can imagine the family spending a huge amount of their time together.

There's also a separate utility room, keeping the practical side of family life neatly tucked away.

Head up to the first floor and you'll find a really spacious living room, giving the family a separate space to relax, along with the main family bathroom and a bedroom.

The second floor is home to three further bedrooms, including the generous main bedroom with its own ensuite. With the bedrooms spread across two floors, there's a lovely sense of space and plenty of flexibility for a growing family, guests, teenagers or anyone needing their own room to escape to.

Outside, the rear garden is another real highlight. Mature bushes and trees line the boundaries, giving the garden a lovely private and established feel. There's a good-sized lawn, raised beds and a generous patio providing plenty of room for outdoor dining and summer evenings. Side access from the garden directly into the garage is also incredibly handy.

With its generous accommodation, fantastic kitchen/diner, private garden and convenient village location, this is a home that offers plenty of space for family life, with the added flexibility that comes from being spread across three floors"

AKS
THE ESTATE AGENCY
aksresidential.com



Trusley Brook, Hilton



Did you spot...

This fantastic family home has a single garage and driveway parking for up to 3 cars



A message from the seller:

"This has been the perfect family home for us, and I'm genuinely sad to be leaving. It has so much space, and I especially love that the main living area is upstairs — it feels like a little hideaway retreat, away from the rest of the house. The location has been fantastic too, with several parks, shops, soft play and plenty of lovely walking routes all close by, which has been brilliant for family life."

AKS
THE ESTATE AGENCY

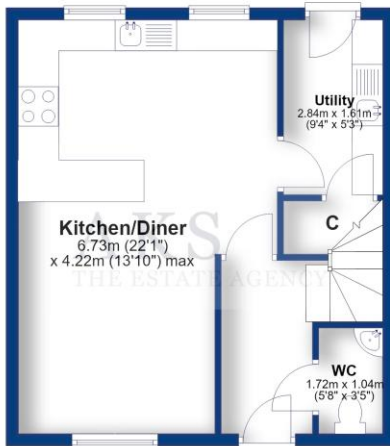


Floor Plan

AKS
THE ESTATE AGENCY
aksresidential.com

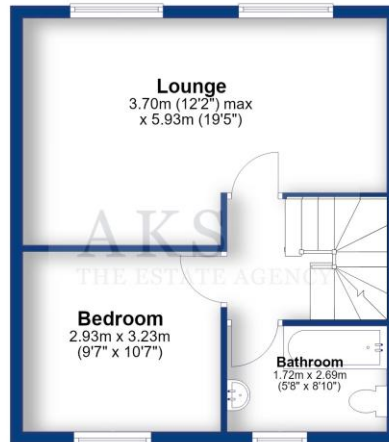
Ground Floor

Approx. 39.9 sq. metres (429.5 sq. feet)



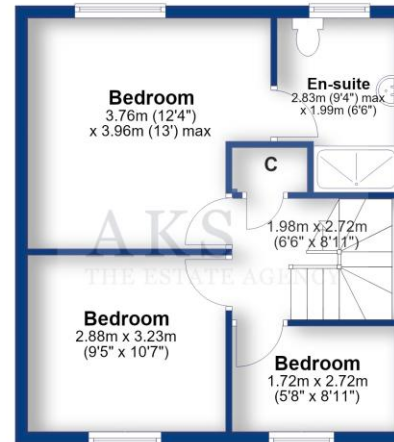
First Floor

Approx. 40.1 sq. metres (431.2 sq. feet)



Second Floor

Approx. 40.6 sq. metres (436.5 sq. feet)



Total area: approx. 120.5 sq. metres (1297.2 sq. feet)



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Trusley Brook, Hilton

Presented by

AKS

THE ESTATE AGENCY



Key Features:

- IMMACULATELY PRESENTED, 4 BEDROOM 3 STOREY DETACHED HOME
- SINGLE GARAGE AND DRIVEWAY PARKING FOR 3 VEHICLES
- EN-SUITE TO THE MAIN BEDROOM
- POPULAR VILLAGE LOCATION CLOSE TO AMENITIES
- LARGE KITCHEN DINER WITH UTILITY ROOM
- EPC RATING C



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.



300+ 5 star Google Reviews



Don't miss out on the chance to own this incredible property!

To book a viewing with **Mikaela** 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