WILDHAY BROOK, HILTON, DERBY

PRICE £210,000

3 BEDROOM | 2 BATHROOM | 2 RECEPTION

WELCOME TO WILDHAY BROOK

NO CHAIN, IDEAL FIRST TIME BUY - Occupying a prominent corner position within the highly regarded village of Hilton, this well-presented three-bedroom semi-detached home offers a wonderful combination of practical family living and modern comfort.

The attractive double-fronted design creates an excellent first impression, while the thoughtfully arranged accommodation provides bright and versatile spaces throughout. The property features a spacious lounge, an open-plan dining kitchen with direct access to the garden, and three well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and an en-suite shower room.

Outside, the enclosed garden offers an inviting environment for relaxing and entertaining, with lawned areas and two separate patio seating spaces. A driveway positioned alongside the property leads to a detached garage, providing valuable parking and storage.

Situated within easy reach of local amenities, schools, transport links and countryside walks, this is an excellent opportunity for buyers seeking a modern home in a well-connected village community.

THE DETAIL

The Detail
Entering the property through the welcoming hallway, you are immediately presented with a layout designed to suit modern lifestyles. The entrance hall provides access to a useful storage cupboard, a ground floor cloakroom WC and the staircase rising to the first floor.

Positioned to one side of the property, the lounge is a generously proportioned reception room benefiting from windows to two elevations, allowing natural light to flow throughout the day. The size and arrangement of the room provide flexibility for a range of furniture layouts, creating an ideal setting for both everyday living and entertaining.

To the opposite side of the home, the open-plan dining kitchen forms the heart of the property. The dining area enjoys direct access to the garden through patio doors, creating a seamless connection between indoor and outdoor living. The fitted kitchen incorporates a range of matching wall and base units, complementary work surfaces and integrated appliances including a gas hob, electric oven and extractor hood. A further external door provides an additional point of access to the garden.

The first floor landing gives access to the loft space and an airing cupboard housing the hot water cylinder. The principal bedroom enjoys a front-facing aspect and benefits from two sets of built-in wardrobes together with a private en-suite shower room comprising a shower cubicle, wash hand basin and WC. Two further bedrooms are served by the family bathroom, fitted with a white three-piece suite including a bath, wash hand basin and WC.

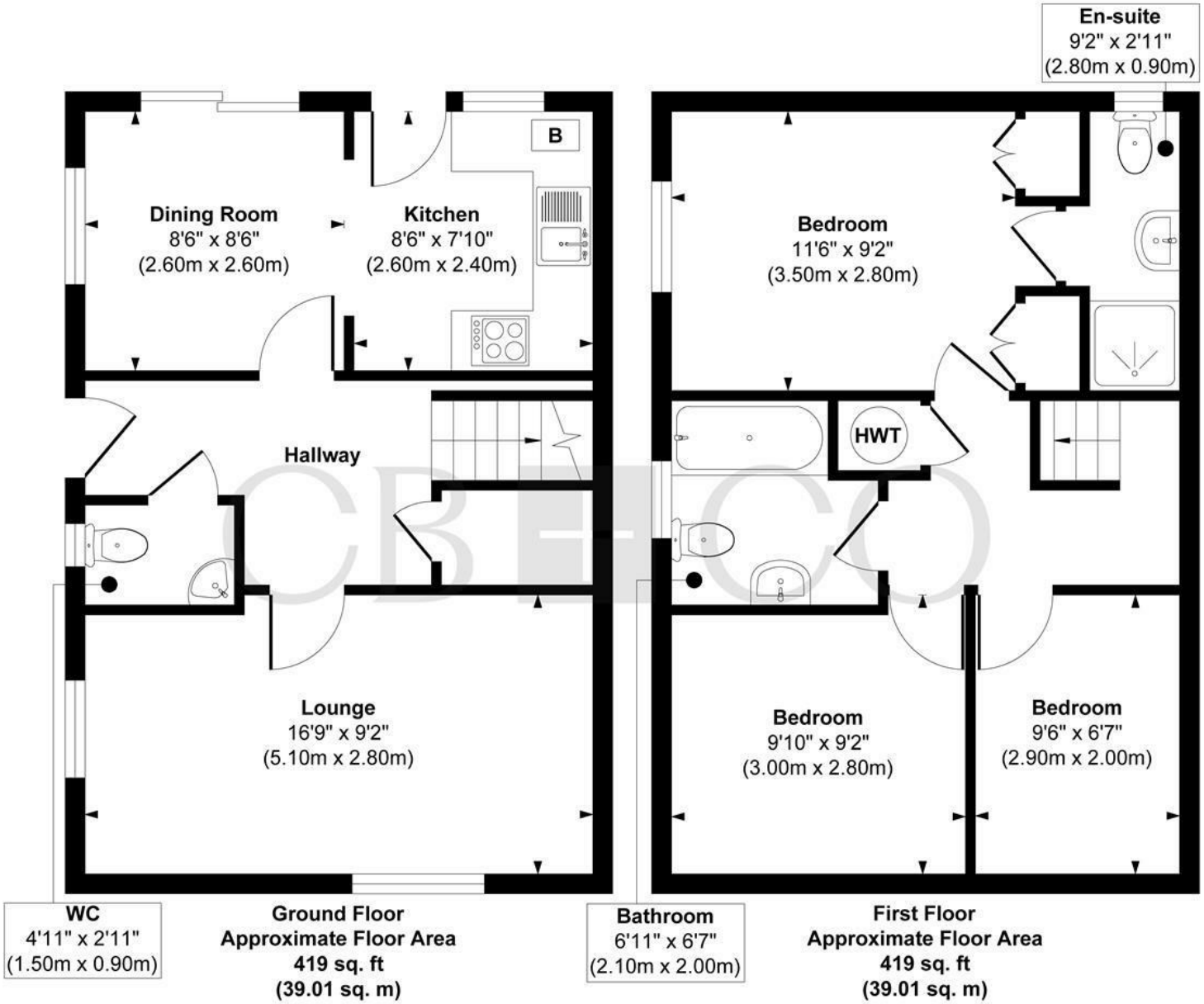
CB+CO

Outside, the enclosed garden offers excellent outdoor space with two patio seating areas and a lawned section bordered by a combination of brick walling and fencing. Adjacent to the property, a tarmac driveway provides off-road parking and leads to a detached garage with an up-and-over door, ideal for secure vehicle storage, hobbies or additional household storage.

Hilton is a highly popular village offering an excellent range of amenities for everyday living. Residents benefit from a shopping precinct with a variety of convenience stores and services, a selection of well-regarded public houses, cafés and eateries, a community centre and local recreational facilities. The village is particularly popular with families, with Hilton Primary School located nearby and the property falling within the catchment area for the highly regarded John Port Spencer Academy. Excellent transport links provide straightforward access to Derby, Burton upon Trent, the A50 and A38, making the location well suited to both commuters and families alike.

CB+CO

Wildhay Brook



Ground Floor
Approximate Floor Area
419 sq. ft
(39.01 sq. m)

First Floor
Approximate Floor Area
419 sq. ft
(39.01 sq. m)

Approx. Gross Internal Floor Area 838 sq. ft / 78.02 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

882.65 sq ft

EPC RATING

C

COUNCIL TAX BAND

C

- Modern Three Bedroom Semi-Detached Home
- Attractive Double Fronted Design
- Prominent Corner Position
- Spacious Lounge With Dual Aspect Windows
- Open Plan Dining Kitchen
- Main Bedroom With En-Suite Shower Room
- Ground Floor Cloakroom WC
- Generous Enclosed Rear Garden, Two Patio Seating Areas
- Driveway And Garage
- No Chain, Ideal First Time Buy

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DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
CURRANBIRDS.CO

MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
CURRANBIRDS.CO

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