



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

**welcome to**

**Wildhay Brook, Hilton Derby**

Situated in a popular residential development on the edge of Hilton, this first-floor apartment enjoys two generous bedrooms, a modern, neutral interior, and convenient access to local amenities, major road links, and open green space just moments from the doorstep.



### **Entrance Hallway**

A welcoming and expansive central hallway forms the heart of the apartment, featuring neutral decor, fitted carpet, and multiple storage cupboards. The hall creates a practical flow, giving access to all rooms.

### **Lounge**

14' 1" x 12' 8" ( 4.29m x 3.86m )

A beautifully bright and airy reception room with dual windows overlooking greenery to the rear of the building. The generous layout easily accommodates living furniture and offers a relaxing, peaceful space. Finished with plush carpet and elegant coving, it exudes a calm, homely feel.

### **Kitchen Diner**

14' 1" x 12' 8" ( 4.29m x 3.86m )

A spacious dining kitchen, fitted with a range on cabinetry and some appliances, including an integrated oven, hob, extractor, and space for further appliances. Two large windows allow natural light to flood the room, while the generous floorspace comfortably accommodates a dining table. The light wood-effect flooring and soft neutral walls create a fresh, contemporary finish.

### **Bedroom One**

13' 3" x 10' 4" ( 4.04m x 3.15m )

A superb double bedroom, benefiting from built-in wardrobes, neutral decor, and a bright outlook through two windows. The bedroom enjoys private access to its own en-suite shower room.

### **En-Suite**

7' 10" x 6' 3" ( 2.39m x 1.91m )

A well-proportioned en-suite fitted with a shower enclosure, pedestal wash basin, and WC. A window provides natural ventilation and light.

### **Bedroom Two**

15' 10" x 14' 9" ( 4.83m x 4.50m )

An impressively large second double bedroom, offering exceptional flexibility for guests, children, or use as a home office. The room features three windows, creating a bright and open atmosphere.

### **Bathroom**

12' 7" x 7' 10" ( 3.84m x 2.39m )

A generous main bathroom fitted with a full-sized bath, WC, and pedestal basin. The room enjoys a window, partial tiling, and neutral decor, providing a clean and practical family bathroom.

### **External**

The apartment sits within a well-kept development with communal gardens and allocated parking. To the rear, the building backs onto attractive green space and walking paths, offering peaceful views and a pleasant natural setting.



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welcome to

## Wildhay Brook, Hilton Derby

- SPACIOUS FIRST-FLOOR APARTMENT IN HILTON
- TWO DOUBLE BEDROOMS
- BATHROOM AND MASTER ENSUITE
- SPACIOUS LOUNGE AND SEPARATE KITCHEN DINER
- ENTRANCE HALLWAY WITH AMPLE STORAGE

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1830.08

Ground Rent: 200.00

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.

offers over

**£125,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MVR109448 - 0003

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