

# Wyston Brook, Hilton

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Offers in excess of  
**£425,000**



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This property at a glance:



# Wyston Brook, Hilton



## Mikaela says:

“Tucked away beautifully in the corner of a quiet cul-de-sac in Hilton, this impressive four-bedroom detached home sits on an amazing, spacious plot and is one that I genuinely think stands out for both its space and its flow. From the moment you arrive, the double garage and generous driveway, complete with EV charging, set the tone for a wonderful family home.

Stepping inside, one of the first things I really like about this home is the flexibility it offers. To the front, there’s a lovely large room that works perfectly as a home office, playroom, or even a second sitting room depending on your needs. It’s one of those spaces that adapts easily to modern family life.

The kitchen is a real highlight for me, beautifully presented and thoughtfully laid out, with plenty of workspace and storage. The addition of a separate utility room keeps the main kitchen feeling uncluttered, while the downstairs WC adds extra everyday convenience.

To the front of the home is a large living room, this is a space I particularly love! The bay window allow lots of natural light to pour in, creating a bright and welcoming feel. From here, doors open through to the dining room, which then flows naturally into the conservatory at the rear. For me, this layout works incredibly well, creating a lovely sense of connection between each space and making it ideal for entertaining or family gatherings.

Upstairs, the sense of space continues with four well-sized bedrooms. The main bedroom benefits from a generously sized en-suite, creating a comfortable retreat at the end of the day. The remaining bedrooms are all good proportions, ideal for children, guests, or working from home, and they are served by a spacious family bathroom.

Outside, the garden is a truly special feature. It’s a mature and beautifully established space, with patio area perfect for outdoor dining and well-stocked flower beds that add colour and character throughout the seasons. It feels private, peaceful, and wonderfully usable, a garden that’s ready to be enjoyed.

Overall, this is a home I really enjoy walking through because the flow just feels right and the rooms feel genuinely spacious. Combined with its tucked-away cul-de-sac position, generous plot, and versatile layout, it’s a property that I think will appeal to families looking for both space and comfort in a sought-after village location within walking distance to all of your amenities!”



# Wyston Brook, Hilton



## Did you spot...

This lovely family home has solar panels front and back



## A message from the seller:

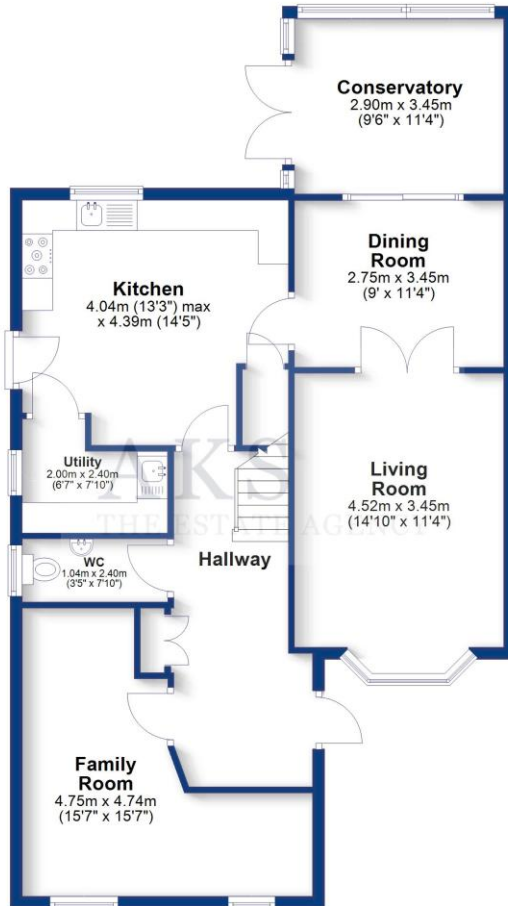
"There were a number of 4 bed houses in Hilton on the market when we brought our home, but what made me realise that Wyston Brook was the one for us was the position. Being on a small cul-de-sac off a close meant that it felt really safe. The shared drive to the front of the property was a great additional space for the children to play, learn to ride their bikes and meet up with friends. Being west facing the garden is lovely and sunny, the morning sun hits the summer house, making it a great spot for your morning coffee! As the afternoon comes, the garden is bathed in sunlight and the conservatory at the back of the house gets lovely and warm. The solar panels both front and back maximise the potential to generate solar power. The addition of the solar powered water heater saves on energy costs too. We also installed a Zappi EV charger for efficient home charging of electric vehicles."

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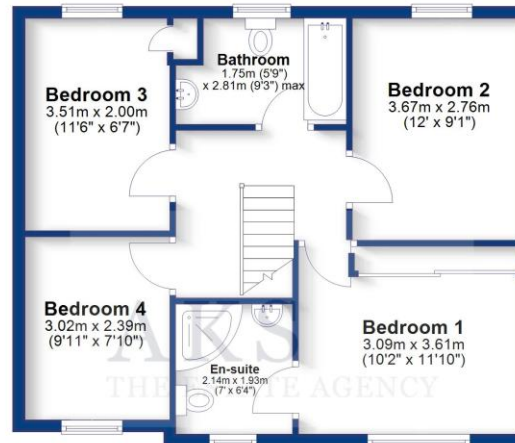


# Floor Plan

**Ground Floor**  
Approx. 88.8 sq. metres (956.1 sq. feet)



**First Floor**  
Approx. 53.6 sq. metres (576.7 sq. feet)



Total area: approx. 142.4 sq. metres (1532.8 sq. feet)



## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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## Key Features:

- SPACIOUS FOUR BEDROOM DETACHED HOME WITH A CONSERVATORY
- 3 SPACIOUS RECEPTION ROOMS
- FANTASTIC CUL-DE-SAC LOCATION
- SOLAR PANNELS BOTH FRONT AND BACK
- DOUBLE GARAGE AND DRIVEWAY FOR 3 CARS
- EV CHARGER
- WALKING DISTANCE TO VILLAGE AMENITIES
- 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 two pharmacies, 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.



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

