Wildhay Brook, Hilton

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Offers over
£120,000

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This property at a glance:

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Wildhay Brook, Hilton

Jodie says:

"This is one of those properties that really surprised me with just how much space it offers. For anyone looking to take their first step onto the property ladder or secure a solid investment opportunity, I think this apartment has so much to offer.

Set over the first and second floors, what immediately stood out to me was the generous layout. Apartments of this style don't often provide such well-proportioned accommodation, and having two genuine double bedrooms alongside a separate study makes this home incredibly versatile. Whether you're working from home, need a hobby room, or simply want some extra storage space, the study is a real bonus.

As you enter, the hallway provides access to both double bedrooms and the bathroom, creating a practical and welcoming layout. Upstairs, I particularly like the open-plan living and dining area. The large window and Juliette balcony doors flood the space with natural light, making it feel bright, airy and sociable. It's easy to imagine relaxing here after a long day or entertaining friends and family.

The kitchen sits conveniently off the living space, helping to create a modern lifestyle feel, while outside there's plenty of communal seating space to enjoy during the warmer months. Having an allocated parking space is another feature I think buyers will really appreciate.

Situated in the popular village of Hilton, this is a home that offers far more than you might expect from the outside".

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Wildhay Brook, Hilton

Did you spot...

This fantastic apartment is available with no onward chain

A message from the seller:

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Floor Plan

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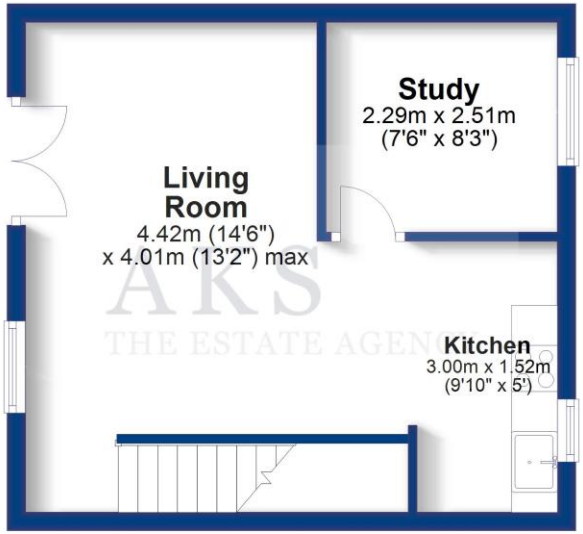
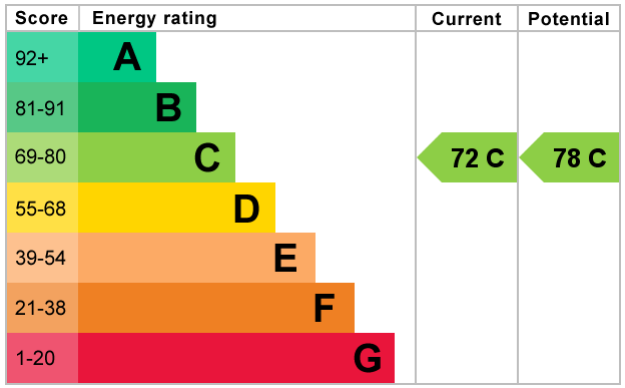
Ground Floor
Approx. 30.9 sq. metres (332.2 sq. feet)

First Floor
Approx. 30.9 sq. metres (333.1 sq. feet)



Total area: approx. 61.8 sq. metres (665.3 sq. feet)

Energy Performance Certificate



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Key Features:

- TWO BEDROOM APARTMENT
- OPEN PLAN LIVING THROUGH TO KITCHEN
- SEPERATE STUDY
- TWO DOUBLE BEDROOMS
- VILLAGE LOCATION WITH GREAT TRANSPORT LINKS
- ALLOCATED PARKING
- NO ONWARD CHAIN
- 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 **Jodie** call **01332 30 30 30**

Click here to watch the property video

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