



Wildhay Brook, Hilton Derby DE65 5NU

welcome to

Wildhay Brook, Hilton Derby

In the highly sought-after village of Hilton, a beautifully presented three-storey four-bedroom mid-terraced home, perfect for growing families, offering countryside views, two reception rooms, well-proportioned bedrooms and a lovely garden. Call us now to view!



Entrance Hallway

Upon entry through the front door, the entrance hallway provides access to the dining room and first floor landing. Finished with wood laminate flooring and a radiator.

Dining Room

13' 3" x 9' 10" (4.04m x 3.00m)

A spacious dining area, finished with wood laminate flooring, a radiator, double-glazed window to the front and an archway leading to the kitchen diner.

Kitchen Diner

14' 6" x 13' 6" (4.42m x 4.11m)

Modern fitted kitchen comprising of base, wall and drawer units with an integrated overhead extractor hood and sink, with space and plumbing for additional appliances. Finished with wood laminate flooring, splashback tiling, spotlights to the ceiling, a radiator, a double-glazed window and patio doors to the rear.

Landing

First floor landing providing access to the lounge, bedroom four, shower room and second floor landing.

Lounge

14' 8" x 12' (4.47m x 3.66m)

Cosy and thoughtfully designed, a beautiful lounge, featuring a fireplace. Finished with carpeted flooring, a radiator, storage cupboard and two double-glazed windows to the rear.

Bedroom Four

10' 4" x 7' 10" (3.15m x 2.39m)

Double bedroom finished with wood laminate flooring, a radiator and a double-glazed window to the front.

Shower Room

Three-piece suite comprising of a wash-hand basin, low-level w/c and walk-in shower. Finished with tiled flooring and walls, a towel radiator and frosted double-glazed window to the front.

Landing

Second floor landing providing access to three bedrooms. Finished with carpeted flooring.

Bedroom One

14' 8" x 10' (4.47m x 3.05m)

Stunning main bedroom, finished with carpeted flooring, fitted wardrobes, a radiator, two double-glazed windows to the rear and an archway to the en-suite.

En-Suite

Three-piece suite comprising of a wash-hand basin, low-level w/c and bath with an overhead shower. Finished with wood laminate flooring, part-tiled walls and spotlights to the ceiling.

Bedroom Two

13' 6" x 6' 3" (4.11m x 1.91m)

Currently used as a dressing area, allowing plenty of versatility. Finished with carpeted flooring, a radiator and double-glazed window to the front.

Bedroom Three

10' 4" x 8' 4" (3.15m x 2.54m)

Double bedroom finished with wood laminate flooring, fitted wardrobes/cupboards, a radiator and double-glazed window to the front.

External

Externally, to the front a pathway leading up to the house, peacefully overlooking Derbyshire countryside. To the rear, an immaculate garden, partially laid-to-lawn, with a patio paved area, enclosed by a wooden pergola, perfect for seating, surrounded with wooden fencing allowing plenty of privacy, usefully a driveway providing off-road parking and a single garage.



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welcome to

Wildhay Brook, Hilton Derby

- STUNNING THREE-STOREY FOUR-BEDROOM MID-TERRACED HOME
- SPACIOUS DINING ROOM & LOUNGE AREA
- MODERN FITTED KITCHEN DINER
- DOWNSTAIRS W/C, SHOWER ROOM AND EN-SUITE
- IMMACULATE REAR GARDEN

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: D

£264,950



Please note the marker reflects the postcode not the actual property

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Property Ref:
MVR109375 - 0003

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