

£350,000



This property at a glance:



Watch the video



# Trusley Brook, Hilton



## Jodie says:

"I think this is such a lovely home with so much to offer. It has great kerb appeal with a tandem driveway, a single garage and further parking has been created across the front too. As you step inside, the hallway is a bright and welcoming space which leads through into both the living room and kitchen which both run from the front to the rear of the home, creating very spacious rooms! The living room is a light and bright room with the window to the front and double doors to the back letting in lots of natural light. The kitchen is a modern space with integrated appliances and a stylish finish, with the benefit of a boiling water tap too. I really love the glass door in some of the top units, perfect for displaying glassware. There's plenty of room for a family dining table and access into a utility room where there's further storage and a door out to the garden. There's a guest WC downstairs too which is always handy."

Upstairs on the first floor you'll find bedroom 1 and bedroom 4, bedroom 1 also has a modern and spacious ensuite. The family bathroom is also on this floor, which is a fully tiled, lovely neutral room with a shower over the bath. The top floor is a fantastic space where there's two further large double bedrooms, both have skylights creating a wonderful bright space.

The back garden perfectly complements this home, there's a decking area for seating, a spacious artificial lawn and tucked away behind the garage the current owners have a put a hot tub! There's side door access into the garage too, as well as a gate to access the driveway and front of the garage. This home has so much to offer and is in a fantastic location, what a great choice for a family home!"



# Trusley Brook, Hilton



## Did you spot...

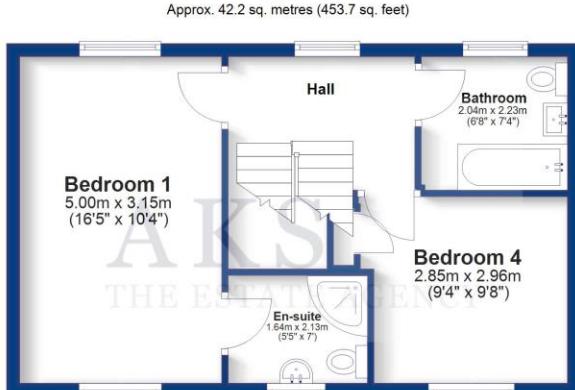
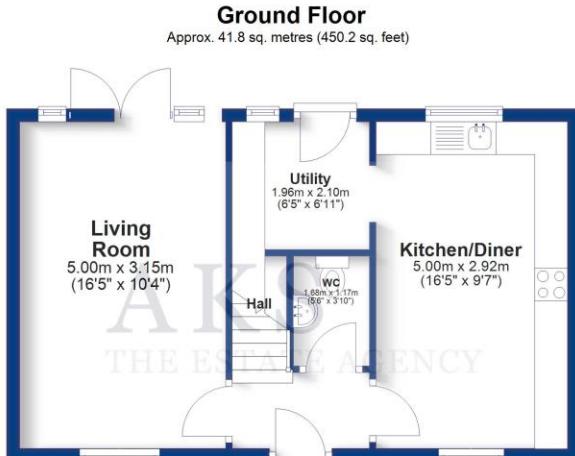
This great home has driveway parking for 4 cars and a single garage



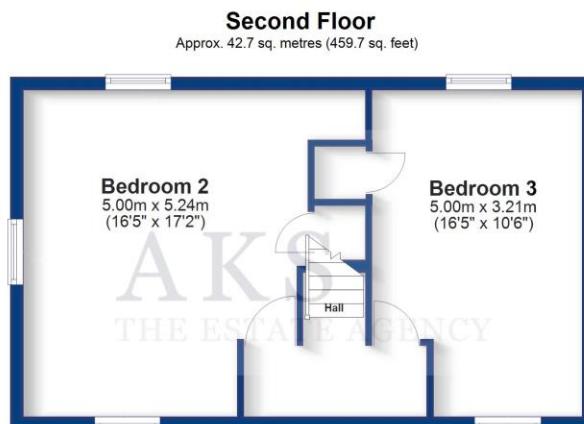
### A message from the seller:

"This house has been perfect for us as a family with 3 teenage kids. The bedrooms are a great size, so they've all had their own space. But as the kids have grown up and moved on, it's time for us to downsize. The house is in a great location for schools, transport, local shops and village amenities. We have great neighbours, not just next door but across the whole street. We know that this will be a great family home for the next owners, just as it has been for us over the last 10 years".

**AKS**  
THE ESTATE AGENCY



Total area: approx. 126.7 sq. metres (1363.6 sq. feet)




## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	84
(81-91)	B	
(69-80)	C	74
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

# Trusley Brook, Hilton

Presented by

**AKS**  
THE ESTATE AGENCY



## Key Features:

- THREE STOREY DETACHED HOUSE WITH FOUR GENEROUS DOUBLE BEDROOMS
- DRIVEWAY PARKING FOR FOUR CARS PLUS A SINGLE GARAGE
- SPACIOUS AND MODERN KITCHEN-DINER WITH OPEN ACCESS INTO THE UTILITY
- LARGE MAIN BEDROOM WITH EN-SUITE SHOWER ROOM
- LOW MAINTENANCE GARDEN
- 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 a pharmacy, 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.



300+ 5 star Google Reviews



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

