SCOFFIELD STONE
estate agents









87 Wildhay Brook, Hilton, Derbyshire, DE65 5NY

£825 PCM

Scoffield Stone are delighted to have available to let this bright second floor apartment offers two double bedrooms, an open plan living kitchen, a principal en suite and allocated parking. Set on the edge of Hilton with countryside views, it provides easy access to village amenities and key routes for Derby and Burton.

EPC: C (76) Deposit: £951 and a holding deposit of £190 which will go toward the successful applicants first months rent.

Sales: 01283 777100
Lettings: 01332 511000
www.scoffieldstone.co.uk

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FULL DESCRIPTION

Positioned on the southern edge of Hilton, Derbyshire, this second floor two bedroom apartment is available to let and enjoys open views to the front across neighbouring countryside. The home sits within well maintained communal grounds and includes an allocated parking space to the rear. With an efficient layout and neutral presentation throughout, it offers a comfortable and practical base for a single professional, couple or sharers seeking easy access to local amenities and major routes.

A carpeted entrance hall provides useful storage and an airing cupboard. The open plan lounge, dining area and kitchen forms the heart of the home, filled with natural light from twin front aspect windows. The kitchen includes fitted cabinets, stone effect worktops, tiled splash backs, an integrated electric oven and hob with extractor, stainless steel sink and under counter lighting. Two genuine double bedrooms are set to the rear, the principal bedroom featuring fitted wardrobes and a private en suite shower room. A separate bathroom offers a white suite with bath and shower attachment. The property benefits from uPVC double glazing and electric heating.

Hilton is a popular South Derbyshire village with everyday shopping, cafes, pubs and green spaces nearby. Hilton Primary School serves the village, with John Port Spencer Academy in Etwall. Road connections are excellent with the A50, A38 and A516 placing Derby, Burton upon Trent and Uttoxeter within easy reach, and regular bus services link surrounding towns.

Entrance Hallway

A welcoming entrance hall with neutral décor and carpeted flooring, accessed through a panelled entrance door. An intercom connects to the main entrance, while a walk in storage cupboard and a separate airing cupboard housing the hot water cylinder provide practical storage. A wall mounted electric heater completes the space.

Lounge/Diner

10'6" x 22'10" (3.22 x 6.98)



Two rear facing uPVC double glazed windows bring natural light into this neutrally decorated, carpeted reception room. The open plan connection to the kitchen creates a sociable setting for everyday living and dining. Includes TV and telephone points, along with 2 wall mounted electric heaters..

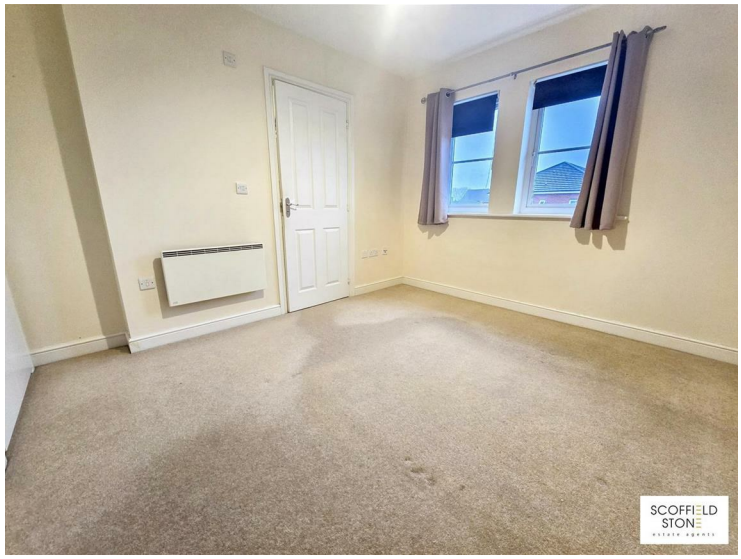
Kitchen



The kitchen features beech effect wall and base units, complemented by stone effect worktops, tiled splashbacks and wood effect cushion flooring. A stainless steel sink with drainer and chrome mixer tap sits alongside an integrated electric oven, electric hob and chimney style extractor hood. A freestanding fridge freezer and washing machine complete the appliance provision.

Bedroom One

10'11" x 9'6" (3.35 x 2.90)



A neutrally decorated, carpeted bedroom with 2 front facing uPVC double glazed windows. Two fitted wardrobes provide useful storage, while access to the en suite adds everyday convenience. Includes wall mounted electric heating, TV and telephone points.

En Suite Shower Room

8'11" x 3'2" (2.73 x 0.99)

Serving bedroom one, the en suite includes a shower enclosure with an electric shower and tiled splashbacks, a pedestal wash hand basin with chrome mixer tap and a low flush WC. Finished with neutral décor, carpeted flooring and a wall mounted electric heater.

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Bedroom Two
8'3" x 9'5" (2.52 x 2.89)



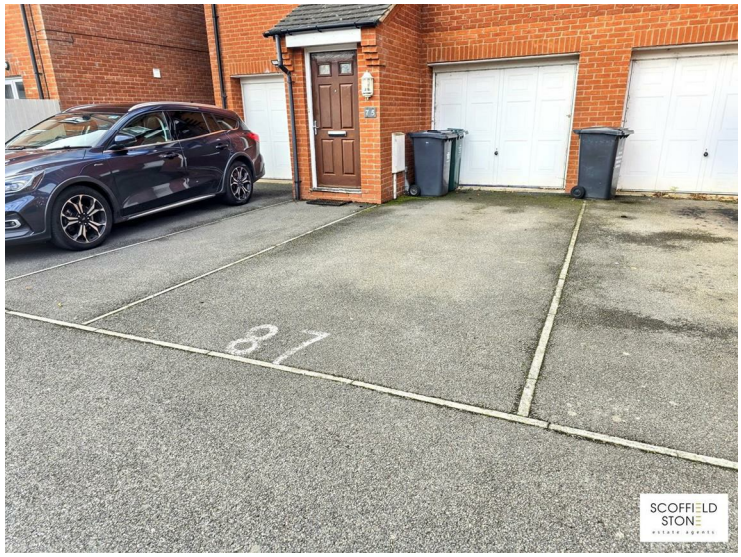
With 2 rear facing uPVC double glazed windows, this carpeted second bedroom enjoys natural light and neutral décor. A wall mounted electric heater provides heating.

Bathroom
6'3" x 5'5" (1.91 x 1.67)



The bathroom offers a bath with chrome mixer tap and shower attachment, a pedestal wash hand basin with chrome mixer tap and a low flush WC. Tiled splashbacks complement the neutral décor, with carpeted flooring and a wall mounted electric heater completing the room.

Outside



The development sits within maintained communal grounds, with open countryside views to the rear. One allocated parking space is positioned at the front of the building.

Utilities
The property is served entirely by electricity.

Material information
Verified Material Information

Costs and tenure
Tenure: Leasehold
Lease length: 978 years remaining (999 years from 2005)
Council tax band: B
EPC rating: C
Monthly rent: £775

The building
Other flat, standard construction
2 bedrooms, 2 bathrooms, 1 reception
Accessibility adaptations: None

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Heating: Room heaters only
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone ok, Three good, EE great
Parking: Allocated
Not in a controlled parking zone
No disabled parking available

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Long-term flood risk: yes — River and sea flooding risk: Low;

Surface water flooding risk: Very low; Reservoir flooding risk: At risk; Groundwater flooding risk: Unlikely

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

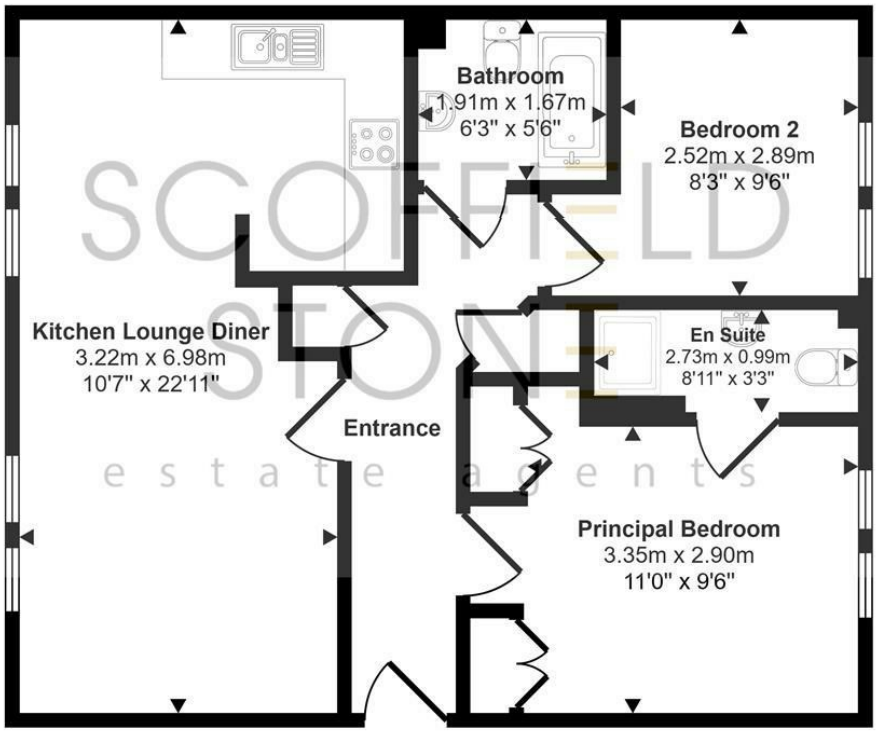
Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

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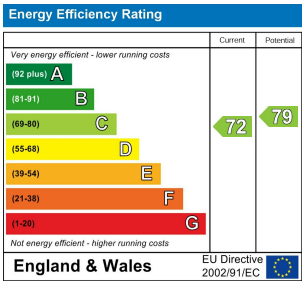
Approx Gross Internal Area
60 sq m / 648 sq ft

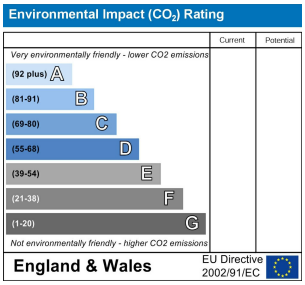


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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