



Wildhay Brook
Hilton

Offers Over £100,000



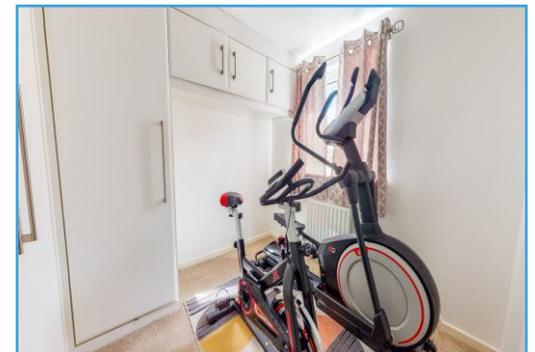
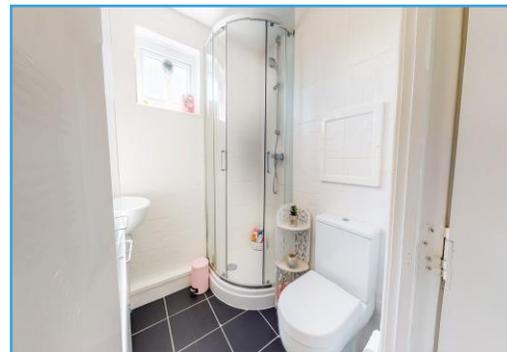
Wildhay Brook Hilton

With views over the fields, this two double bedroom duplex apartment in Hilton is a fantastic opportunity for a first time buyer or investor. With two double bedrooms, a modern bathroom and a spacious open plan, living, dining and kitchen area, there is allocated parking and easy access to the A50 and A38.

Situated on the first floor, internally the ground floor of the property has the two double bedrooms, one with fitted wardrobes. There is a modern shower room comprising of a shower cubicle, a sink and a WC. The understairs storage cupboard has plumbing for the washing machine meaning it's kept out of the way.

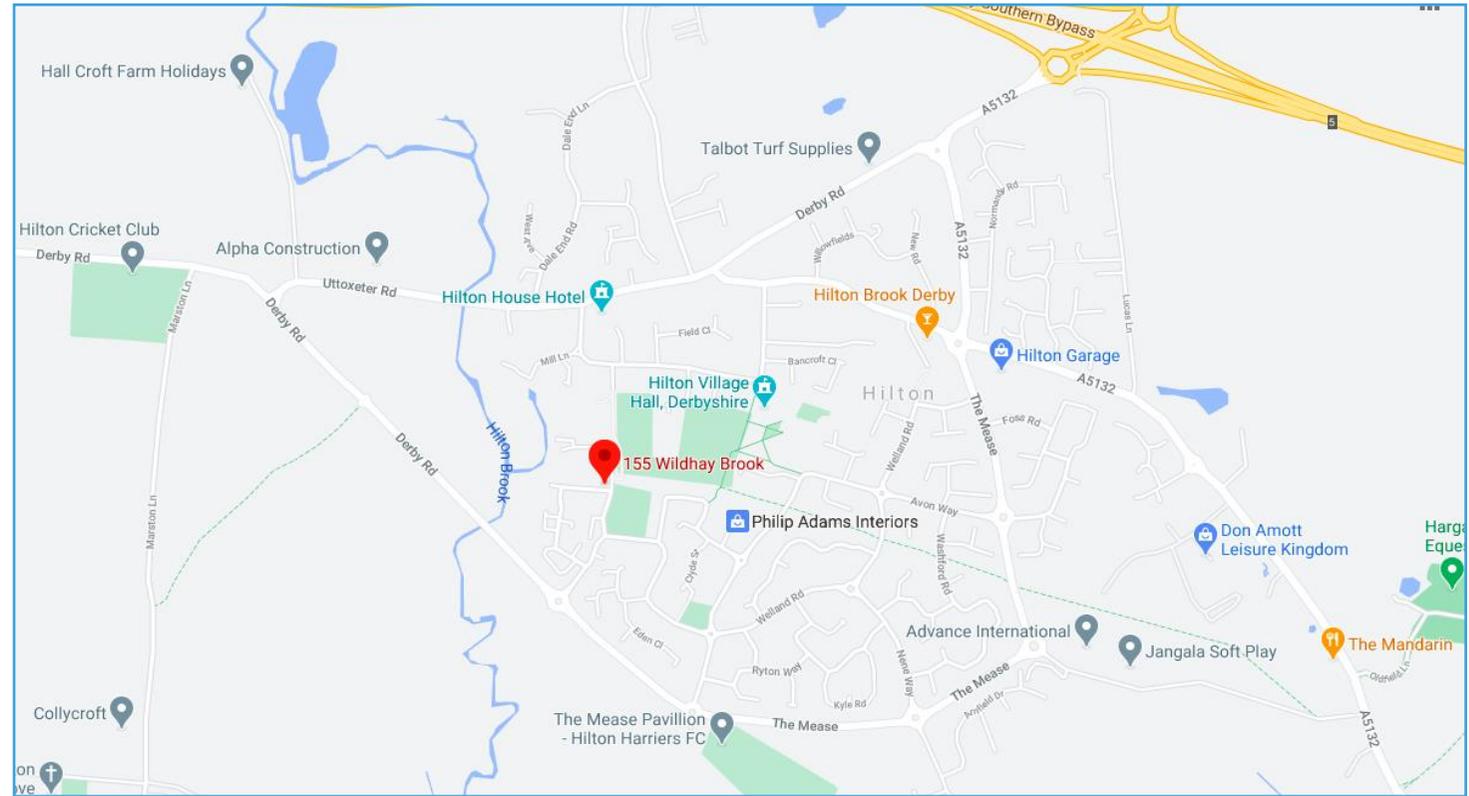
The first floor is a light and spacious open plan living space with a kitchen and dining area too. The lease also includes utility bills making it ideal for a first time buyer and very easy living!

Why You'll Love This Home - An ideal home for a first time buyer, it's open plan living space is a fantastic size with two double bedrooms!

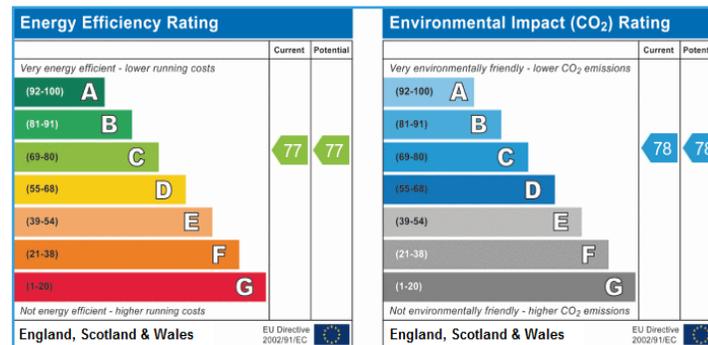


Wildhay Brook Hilton

The village of Hilton is a fantastic family village and has something for everyone in the family. There are two Primary Schools, Hilton Primary and The Mease Spencer Academy which both feed through to John Port School in the neighbouring village of Etwell. Within Hilton there are also plenty of essential amenities including, a doctors and pharmacy, The Post Office, several nurseries, Tesco Express, Aldi and plenty of takeaway food options. Hilton has several 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 busses 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.



EPC Energy Performance Certificate



Help for buyers

To help your purchase go smoothly we can recommend trusted local mortgage advisors and solicitors



Help for sellers

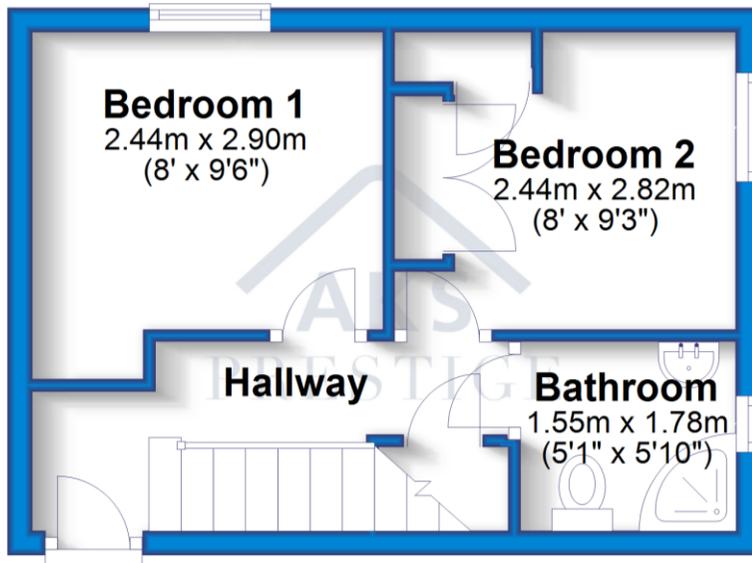
If you're thinking of selling, we'd love to help you.



The Floor Plan

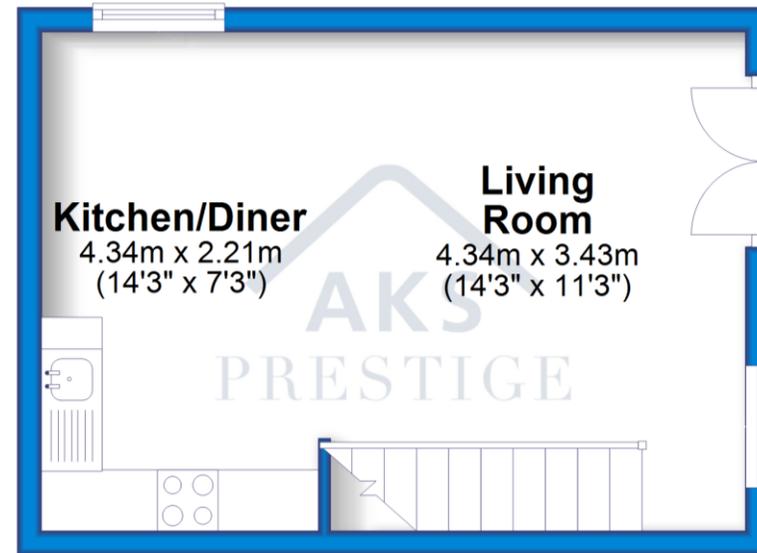
Ground Floor

Approx. 23.0 sq. metres (247.4 sq. feet)



First Floor

Approx. 24.9 sq. metres (268.0 sq. feet)



Total area: approx. 47.9 sq. metres (515.4 sq. feet)

Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

t: 01332 303030 e: hello@aksresidential.com w: www.aksresidential.com

  @aksresidential

 The Property Ombudsman



Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.