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estate agents









77 Wildhay Brook, Hilton, Derby, DE65 5NY

£120,000

A chain free, two bedroom ground floor apartment in a pleasant Hilton cul de sac, offering open plan living, an en suite shower room, communal grounds and two allocated parking spaces. Newly fitted flooring and electric radiators complement attractive views across Hilton Brook Park towards the surrounding countryside.

Sales: 01283 777100
Lettings: 01332 511000
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Summary Description

Offered for sale with no upward chain, 77 Wildhay Brook is a two bedroom ground floor apartment situated within a pleasant cul de sac on the south western edge of Hilton, Derbyshire. Providing approximately 60 square metres (641 square feet) of accommodation, the property combines an accessible ground floor position with countryside views, communal grounds and two allocated parking spaces.

A secure communal entrance leads into the apartment, where the private entrance hall provides a wall mounted intercom, storage cupboard and airing cupboard. The principal living space is a well proportioned lounge and dining area with two rear facing windows and an open plan connection to the fitted kitchen. The kitchen includes wood effect cabinetry, stone effect worktops, an integrated electric oven, electric hob and extractor hood, together with space and plumbing for further appliances. Bedroom one is complemented by two fitted wardrobes and a private en suite shower room, while bedroom two offers flexibility for guests, home working or everyday use. A separate bathroom completes the accommodation. Further improvements include newly fitted wood effect laminate flooring throughout the principal areas and brand new DexPro Deluxe Elite Core electric radiators.

Outside, residents have access to maintained communal grounds, with attractive views across Hilton Brook Park, Hilton Brook and the open countryside beyond. Two allocated parking spaces are positioned to the rear of the building. Hilton offers a good range of everyday amenities, including shops, places to eat, community facilities and schooling. Regular bus services provide links with Derby and Burton upon Trent, while the nearby A50 and A38 offer convenient road connections across Derbyshire, Staffordshire and the wider Midlands. This chain free apartment could suit first time buyers, downsizers or those seeking a practical investment opportunity.

Communal Entrance

A secure communal entrance provides access to the apartment.

Entrance Hall

A welcoming entrance hall featuring wood effect laminate flooring, a panelled main entrance door, wall mounted intercom and electric radiator. Further benefits include a useful storage cupboard and an airing cupboard housing the hot water cylinder.

Lounge/Diner

10'7 x 22'7 (3.23m x 6.88m)



A well proportioned open plan living and dining space with wood effect laminate flooring and two rear facing UPVC double glazed windows. Further features include two wall mounted electric radiators, television and telephone points, with the room flowing naturally into the adjoining kitchen.

Kitchen

5'5 x 8'7 (1.65m x 2.62m)



Open plan to the lounge/diner, the kitchen is fitted with a range of wood effect wall and base units, complemented by stone effect roll edge worktops and tiled splashbacks. Features include an inset stainless steel sink and drainer with chrome mixer tap, an integrated electric oven, electric hob and chimney style extractor hood. Under counter space and plumbing are provided for additional appliances.

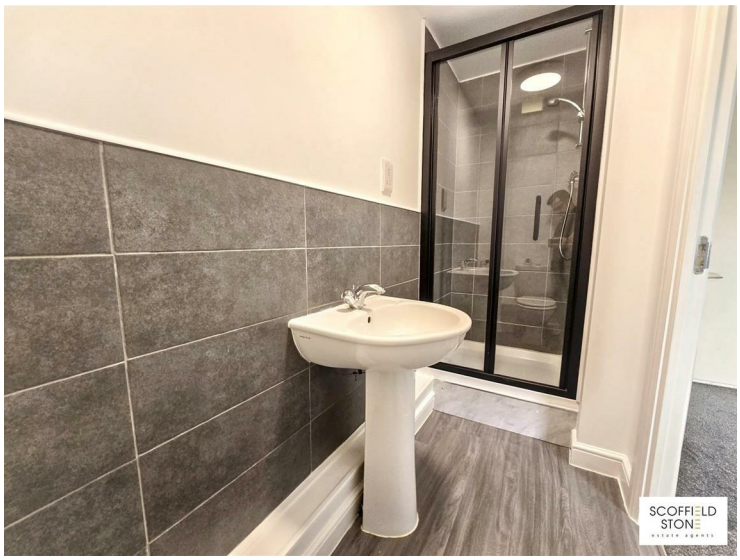
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Bedroom One
11'0 x 9'9 (3.35m x 2.97m)



A comfortable double bedroom with carpeted flooring and a rear facing UPVC double glazed window. The room benefits from two fitted wardrobes, a wall mounted electric radiator, and television and telephone points.

En Suite Shower Room
9'0 x 3'3 (2.74m x 0.99m)



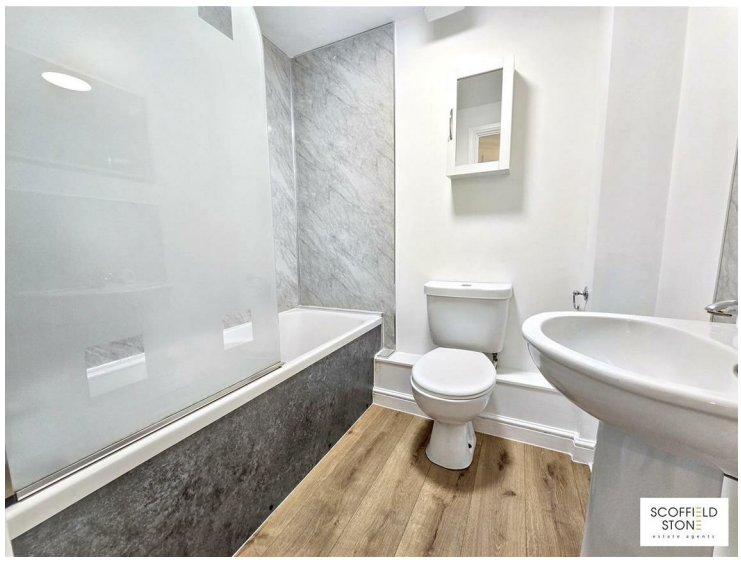
Featuring wood effect laminate flooring and tiled splashbacks, the en suite comprises a low flush WC, pedestal wash hand basin with chrome mixer tap, enclosed shower with plumbed shower system, and a shaving point.

Bedroom Two
7'10 x 9'2 (2.39m x 2.79m)



A versatile second bedroom featuring wood effect laminate flooring, two rear facing UPVC double glazed windows and a wall mounted electric radiator.

Bathroom
6'3 x 5'4 (1.91m x 1.63m)



The bathroom features wood effect laminate flooring and practical wet wall splashbacks. Appointed with a pedestal wash hand basin with chrome mixer tap, low flush WC, panelled bath with chrome mixer tap and shower attachment, and a shaving point.

Outside
The apartment occupies a pleasant position within communal grounds on the south western edge of Hilton. The setting enjoys attractive views across Hilton Brook Park and Hilton Brook, with open countryside extending beyond.

77 Wildhay Brook, Hilton, Derby, DE65 5NY

Car Parking



Two allocated parking spaces are provided to the rear of the building.

Additional Information

This ground floor two bedroom leasehold apartment benefits from newly fitted wood effect laminate flooring throughout the principal areas and brand new DexPro Deluxe Elite Core electric radiators. The property is offered for sale with no upward chain.

Material Information

Costs and tenure

Tenure: Leasehold
Lease length: 978 years remaining (999 years from 2005)
Ground rent: £200/year
Service charge: £1,740/year
Council tax band: B
EPC rating: D

The building
Detached flat, standard brick and block construction
2 bedrooms, 2 bathrooms, 1 reception
Accessibility adaptations: None
Loft access: no
Outside areas: 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, Driveway, and Off Street
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
No environmental risks recorded
Onward chain: no

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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.

Follow the link for the full report:
https://moverly.com/sale/UkaB8Vc51ewFtWMQhpiMbr/view

Buying to Let?

Guide achievable rent price: £895pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

Location / what3words

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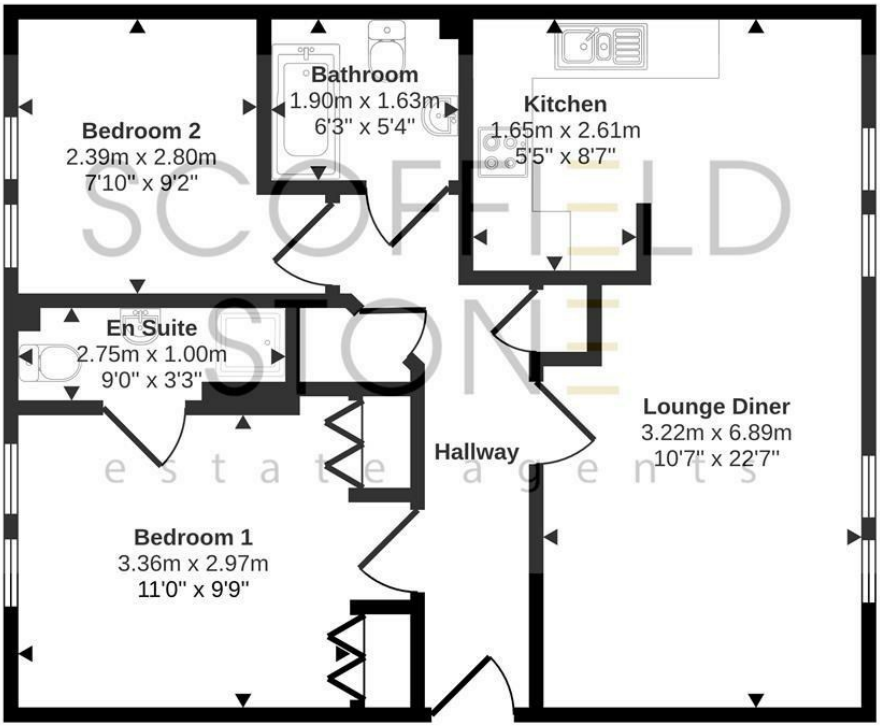
Disclaimer

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.

ID Checks for buyers

To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small non-refundable charge of £25 per person to cover the cost of these checks.

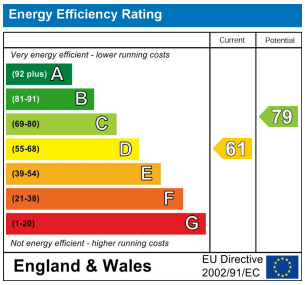
Approx Gross Internal Area
60 sq m / 641 sq ft

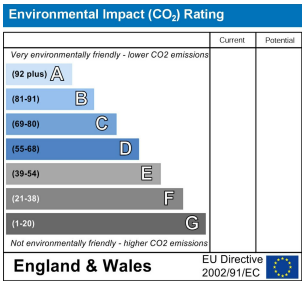


Floorplan

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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