



**17 Wildhay Brook, Hilton, Derby, DE65 5NU**

**£240,000**

A superbly presented three bedroom link detached property with beautifully landscaped rear garden which has been designed to take full advantage of the path of the sun. The property has uPVC double glazed windows, gas central heating, three double bedrooms, guest cloak room, en suite shower room to the main bedroom, dining room with patio door access onto the garden and gated carport with double tandem driveway.

The property can be found to the South of the village and is within walking distance of a range of local shops and services with good access to main routes and is within the John Port catchment area.

### Entrance Hall

Having ceramic tile effect vinyl flooring and neutral decor with coving to ceiling, part obscure glazed and panelled composite main entrance door, radiator, under stairs cupboard.

### Guest Cloakroom

Having ceramic tile effect vinyl flooring and neutral decor with front aspect upvc double glazed window, radiator, toilet, wall mounted corner wash hand basin with chrome mixer tap and tiled splashback.

### Sitting Room

15'7" x 10'10" (4.75 x 3.31)



Carpeted and neutrally decorated with coving, front aspect upvc double glazed window to bay, radiator, tv and telephone points and wall mounted electric fire.

### Dining Room

11'0" x 9'2" (3.37 x 2.81)



Carpeted and neutrally decorated with radiator and rear aspect upvc double glazed sliding patio doors.

### Kitchen



Having wood laminate effect vinyl flooring and neutral decor with rear aspect upvc double glazed window, a range of fitted wall and floor units to Beech effect with stone effect roll edge worktop and tiled splashbacks, under counter space and plumbing for appliances, integrated electric oven with gas hob over and stainless steel chimney style extractor hood, integrated dishwasher and wall mounted Potterton gas boiler.

### Stairs/Landing

Carpeted and neutrally decorated with wooden spindle balustrade and access to roof space via fitted loft ladders.

### Bedroom One

11'1" x 10'7" (3.38 x 3.25)



Carpeted and neutrally decorated with front aspect upvc double glazed window to bay, radiator, tv and telephone points and two fitted wardrobes.

### En Suite

With ceramic tile effect vinyl flooring and neutral decor with side aspect obscure upvc double glazed window, radiator, toilet, pedestal wash hand basin with chrome mixer tap and tiled splashback, single shower enclosure with plumbed shower and tiled splashback.

### Bedroom Two

11'2" x 10'2" (3.41 x 3.1)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, fitted wardrobe and radiator.

### Bedroom Three

12'6" x 7'5" (3.82 x 2.27)



Carpeted and neutrally decorated with rear aspect upvc double glazed window and radiator.

### Bathroom



Having ceramic tile effect vinyl flooring, neutral decor and tiled splashbacks with front aspect obscure upvc double glazed window, pedestal wash hand basin with chrome mixer tap, radiator, toilet, bathtub with chrome mixer tap having shower attachment, airing cupboard with hot water cylinder.

### Outside



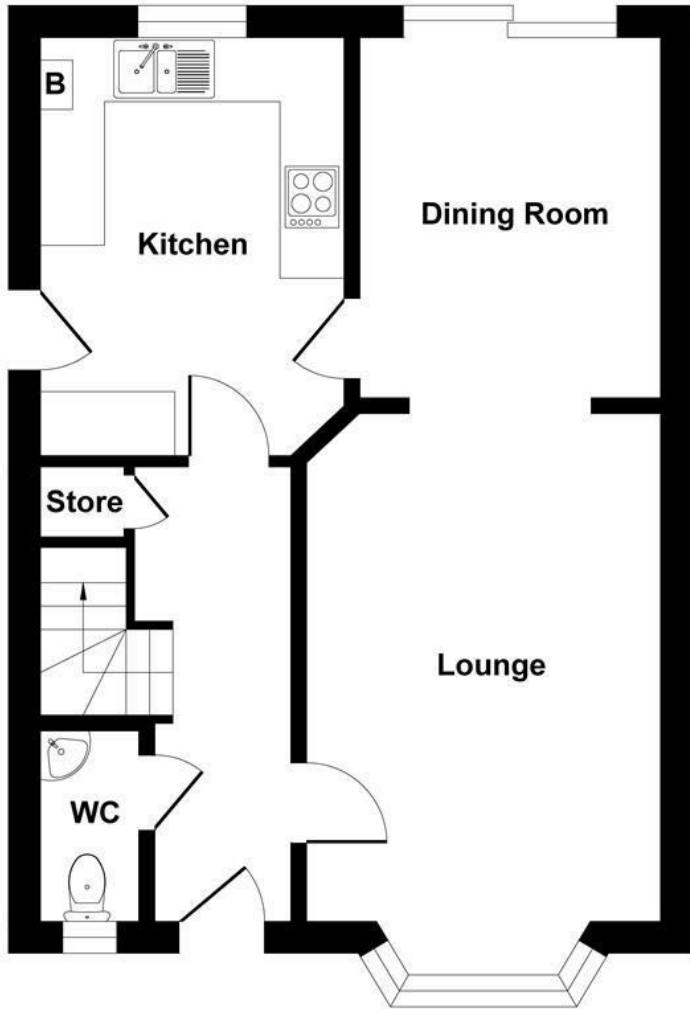
To the front are two small lawned borders with planting and wrought iron gated access to car port and Tarmacadam double tandem driveway.

To the rear is a beautifully presented and well cared for garden, landscaped to enjoy sunshine for most of the day and providing a mixture of paved patio, lawn and established planting borders. Gated access to car port area and potting shed with electric and a heater.

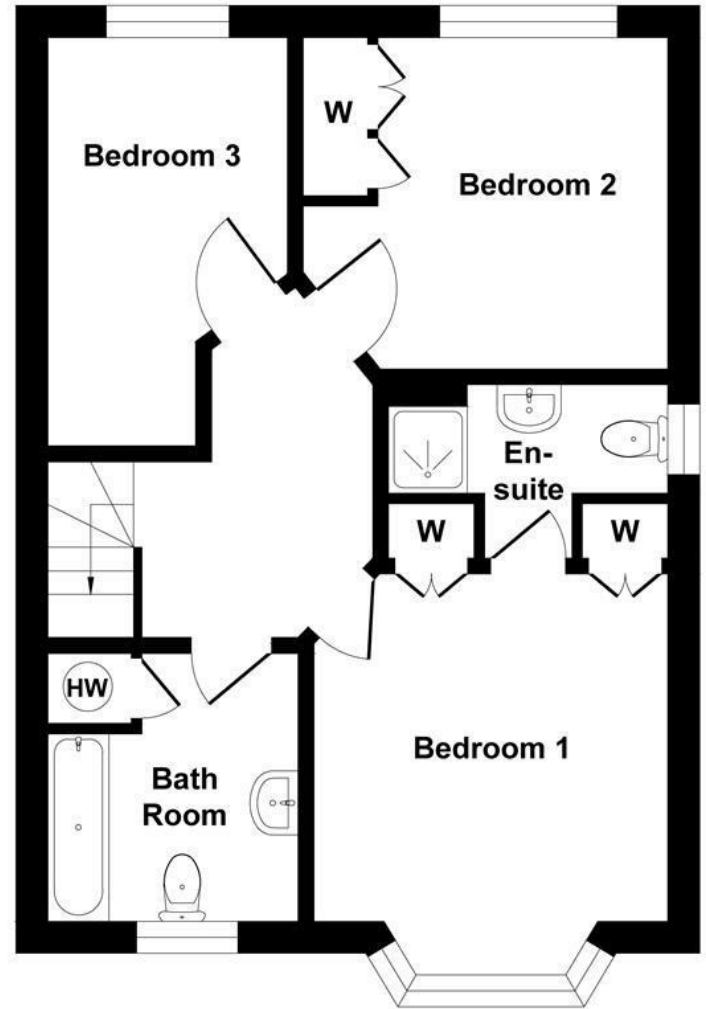
### Disclaimer

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.

# 17 Wildhay Brook



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2021  
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**SCOFFIELD  
STONE**  
estate agents



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>		74	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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