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Sold

66 Wildhay Brook, Hilton, Derby, DE65 5NU

£70,000

A well-presented one-bedroom leasehold property in Hilton, Derbyshire, offering modern open plan living with Juliette balcony, double bedroom, stylish shower room, and allocated parking. Perfect for first-time buyers or downsizers, this low-maintenance home is set within a popular development close to village amenities, schools, and transport links.

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66 Wildhay Brook, Hilton, Derby, DE65 5NU

Summary Description

Set within a popular development on the edge of Hilton, this well presented one bedroom leasehold apartment offers smart, low maintenance living with the added benefits of allocated parking and a Juliette balcony.

Inside, the accommodation is thoughtfully arranged around a bright open plan lounge, kitchen and dining space, ideal for everyday living and easy entertaining. The living area enjoys French doors opening to the Juliette balcony, while the kitchen is fitted with modern units, integrated oven and hob, and useful worktop space.

The bedroom is a comfortable double with a pleasant rear outlook, and the shower room has been attractively updated, with the shower enclosure and vanity unit installed in May 2025. A separate utility cupboard adds practical storage and laundry space.

This is a property that will particularly appeal to first time buyers, single professionals, and buyers looking to downsize to something manageable without giving up comfort or convenience. Hilton remains a highly regarded South Derbyshire village with a good range of amenities and straightforward access to the A50, A38 and M1, making it well placed for commuting to Derby, Burton and beyond.

Entrance to:-

Open Plan Lounge/Kitchen/Diner

17'10" x 9'4" (5.44 x 2.86)

A bright and sociable open plan living space with wood effect flooring to the main area and French doors opening to a Juliette balcony. The kitchen is fitted with a range of wall and base units, work surfaces with tiled splashbacks, integrated electric oven, two ring hob, inset sink, and ceiling spotlights.

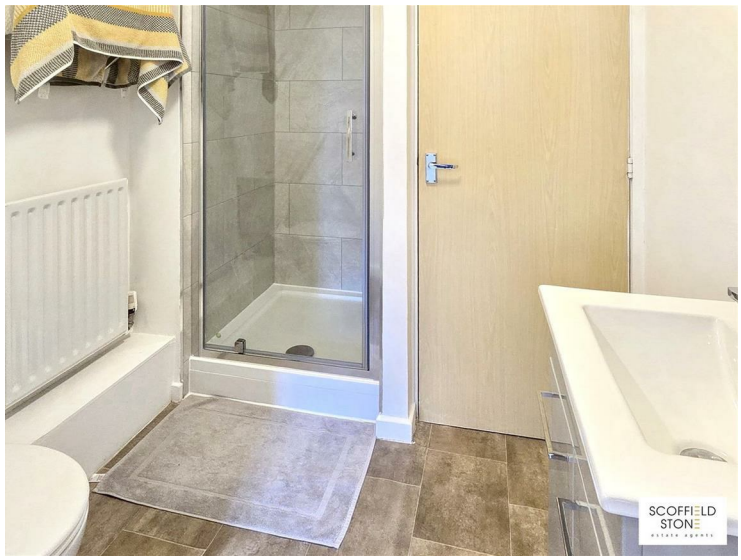
Bedroom

11'6" x 9'4" (3.51 x 2.85)

A comfortable double bedroom with rear facing window, radiator, and fitted clothes rail.

Shower Room

6'1" x 4'4" (1.86 x 1.33)



Fitted with a low level WC, vanity wash hand basin, tiled splashback, and shower enclosure with plumbed shower. The vanity unit and shower enclosure were updated in May 2025. A useful utility cupboard provides plumbing for a washing machine.

Material Information

Verified Material Information
Council Tax band: A
Tenure: Leasehold
Lease length: 106 years remaining (125 years from 2006)
Ground rent: £65 pa
Service charge: £2051.18 pa - To include utility bills. Please ask for more details.
Lease restrictions: Not allowed to sublet.

Property type: Flat
Property construction: Non-Standard construction
Energy Performance rating: C
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Communal heating system is installed.
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Good
Parking: Allocated
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: Yes
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: No
Loft access: 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.

Please ask for the Material Information held for this property, or follow the link here:

https://moverly.com/sale/K1J1bMEvD6RRb5u27qYLEg/view

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.

Location / what3words

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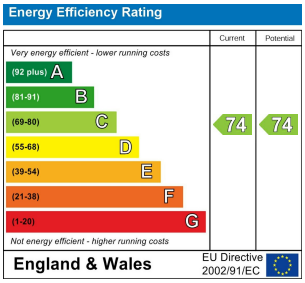
ID Checks for buyers

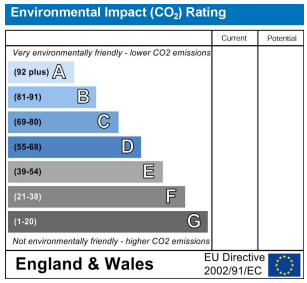
To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small charge of £25 per person to cover the cost of these checks.

Approx Gross Internal Area
31 sq m / 332 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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