



75 Wildhay Brook, Hilton, Derby, DE65 5NY

£165,000

Beautifully presented two bedroom freehold coach house in a quiet Hilton cul de sac, enjoying open countryside views. Offering 55 sq m (588 sq ft) of well planned accommodation, open plan living, garage, driveway parking and a private outdoor space, this move in ready home is ideal for a wide range of buyers.

Summary Description

Positioned within a peaceful cul de sac on the edge of the ever popular village of Hilton, this superbly presented two bedroom freehold coach house offers an excellent opportunity for first time buyers, professionals, downsizers or investors seeking a home that combines practicality with an attractive setting. Extending to 55 square metres (588 square feet), the property enjoys uninterrupted countryside views to the rear, whilst benefiting from a private driveway, single garage and a small outdoor garden area. The all electric accommodation has been carefully maintained and is ready to move straight into.

The accommodation is both bright and well planned, beginning with a welcoming entrance hall leading to the first floor living space. The spacious open plan lounge and dining room enjoys windows to both the front and rear, allowing natural light to flood in whilst making the most of the open rural outlook. The fitted kitchen offers a range of cream units, integrated electric oven and hob, generous worktop space and room for additional appliances. There are two well proportioned bedrooms, including a principal bedroom with fitted wardrobe and useful storage, together with a modern bathroom featuring a shower over the bath and heated towel rail. Outside, the driveway leads to a single garage with power, lighting and a cold water tap, while the rear garden area provides the perfect opportunity to create a private seating space overlooking the countryside.

Hilton remains one of South Derbyshire's most sought after villages, offering an excellent range of shops, supermarkets, cafés, pubs, healthcare facilities and leisure amenities. Families benefit from well regarded local schools, whilst commuters enjoy straightforward access to the A50, A38, Derby, Burton upon Trent and East Midlands Airport. Regular public transport links further enhance the convenience of this desirable village location.

Entrance Hall, Stairs and Landing

Entered via a composite front door, the welcoming entrance hall features a side aspect uPVC double glazed window, recessed matwell, carpeted staircase and landing, wall mounted electric heater and loft access.

Lounge/Diner

11'3 x 17'9 (3.43m x 5.41m)



A bright and generously proportioned reception room with windows to both the front and rear, allowing natural light to flow through while framing attractive countryside views. Finished with carpeted flooring, two wall mounted electric heaters, plus television and telephone points.

Kitchen

9'9 x 6'3 (2.97m x 1.91m)



Fitted with a range of cream wall and base units complemented by stone-effect work surfaces and tiled splashbacks. Features include an integrated electric oven, electric hob with chimney-style extractor hood, stainless steel sink with chrome mixer tap, herringbone-effect flooring, space and plumbing for under-counter appliances, wall mounted electric heater and a rear aspect window overlooking the surrounding countryside.

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Bedroom One

9'0 x 10'11 (2.74m x 3.33m)



A comfortable double bedroom with a front aspect window, fitted wardrobe, useful over-stairs storage cupboard, carpeted flooring and wall mounted electric heater.

Bedroom Two

12'8 x 6'2 (3.86m x 1.88m)



A versatile second bedroom overlooking the rear, enjoying pleasant countryside views. Finished with carpeted flooring, airing cupboard housing the hot water cylinder and wall mounted electric heater.

Bathroom

7'2 x 6'2 (2.18m x 1.88m)



Well-appointed with herringbone-effect flooring, pedestal wash hand basin, low flush WC, panelled bath with shower over, chrome heated towel rail, tiled splashbacks and an obscure glazed front aspect window.

Driveway and Garage



The property benefits from a private tarmac driveway providing off-road parking, leading to a single garage equipped with light, power and a cold water tap.

Outside Rear



To the rear is a private area of land that offers excellent potential to create a pleasant seating area or low-maintenance garden, providing an attractive outdoor space to enjoy the surrounding countryside.

Material Information

Verified Material Information

Costs and tenure

Tenure: Freehold
Council tax band: B
EPC rating: C

The building

Coach house, standard brick and block construction
2 bedrooms, 1 bathroom, 2 receptions
Accessibility adaptations: None
Loft: insulated and unboarded, accessed by Hatch on the landing
Outside areas: Rear garden

Services

Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Heating: None
Broadband: FTTC
Mobile coverage: O2 good, Vodafone ok, Three good, EE great
Parking: Allocated and Driveway
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
Neighbour development: Next door plans to build a front porch to their house as detailed in the market appraisal report from Scofield Stone.

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/Jam8sdi63DHJpTDNTg21g4/view>

Buying to Let?

Guide achievable rent price: £825pcm

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. Scofield 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.

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.

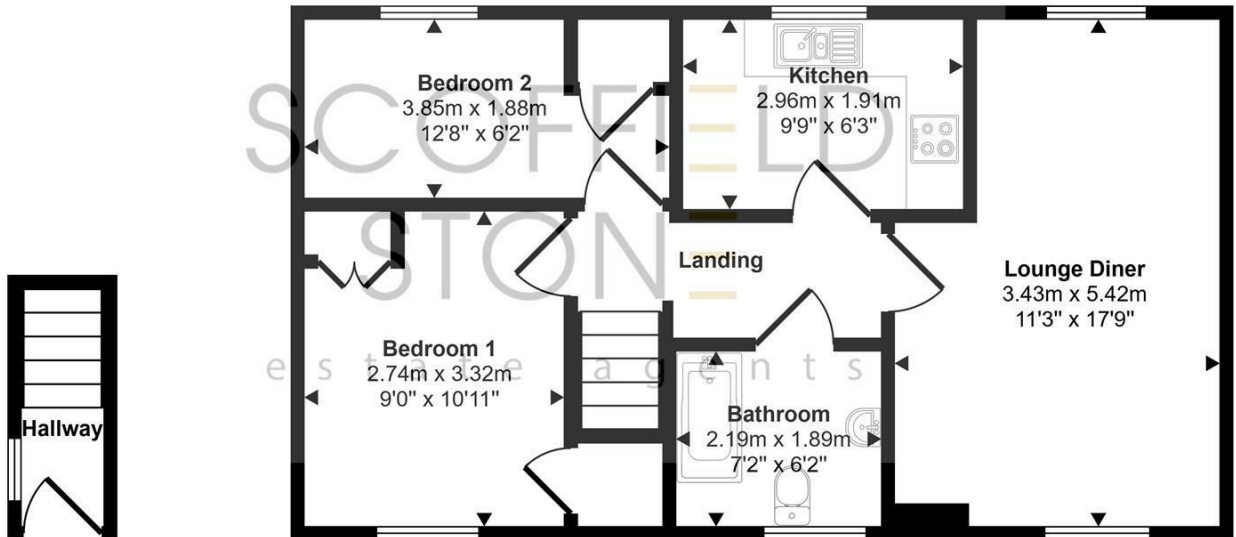
Location / what3words

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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 non-refundable charge of £25 per person to cover the cost of these checks.

Approx Gross Internal Area
55 sq m / 588 sq ft



Ground Floor
Approx 2 sq m / 23 sq ft

First Floor
Approx 52 sq m / 565 sq ft

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.



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

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



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