



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

**£80,000**

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.



### Summary Description

Located on the southern edge of Hilton, Derbyshire, this attractive leasehold property forms part of a popular development of similar homes. Well maintained and thoughtfully designed, it provides compact yet versatile accommodation that is ideally suited to a first-time buyer, professional, or those seeking to downsize without compromising on comfort.

The property features an open plan lounge, kitchen, and dining area, creating a modern and sociable living space. The lounge benefits from a front aspect window and French doors opening onto a Juliette balcony, while the kitchen is fitted with a range of wall and base units, integrated oven and hob, and practical work surfaces with tiled splashbacks. The double bedroom is situated to the rear, with fitted storage and a pleasant outlook, while the shower room offers a contemporary suite including shower enclosure, vanity unit, and WC. A useful utility cupboard provides plumbing for a washing machine, ensuring convenience and maximising space. Outside, the property enjoys allocated parking within well-kept communal grounds.

Hilton itself is a thriving South Derbyshire village offering a good range of local amenities including shops, pubs, cafés, and medical facilities. Schooling options for all ages are available nearby, making it a practical choice for families and professionals alike. The village benefits from excellent transport links with easy access to the A50, A38, and M1, providing connections to Derby, Burton upon Trent, and beyond, while regular bus services also serve the area.

### Entrance to:-

### Open Plan Lounge/Kitchen/Diner

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



Wood effect laminate flooring to main area with ceramic tile effect cushion flooring to kitchen area. Front aspect upvc double glazed window, front aspect upvc double glazed French doors to Juliette balcony. Fitted wall and floor units with stone effect roll edge worktop and tiled splashback, integrated electric oven, electric 2 plate hob, inset stainless steel sink with chrome mixer tap, inset lights to ceiling, radiator.

### Bedroom

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



Carpeted, rear aspect upvc double glazed window, radiator, fitted clothes rail.

### Shower Room

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



Having ceramic tile effect cushion flooring, low flush wc, wash hand basin to vanity unit with chrome monobloc tap and tiled splashback, shower enclosure with plumbed shower. Utility cupboard with plumbing for washing machine and optional washing machine. The shower room enclosure and wash hand basin/vanity unit were installed this year (May 2025).

### Material Information

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.



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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