



47 Wildhay Brook, Hilton, Derby, DE65 5NU

£130,000

Scofield Stone are delighted to offer for sale this spacious two double bedroom property on the very perimeter of Hilton Village with views over the beautiful Mease Meadow with its Brook and open countryside towards Marston On Dove and historic Tutbury. Situated on the first floor the accommodation is reached by an intercom security system on the ground floor and is spacious and contemporary and would make an ideal first home or investment property. There is a lounge with views over the Mease Meadow, a well appointed dining kitchen, two double bedrooms, the main having its own ensuite plus a family bathroom.



Mickleover: 01332 511000
Hilton: 01283 777100

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Summary

In brief the interior comprises; Communal intercom entrance hallway, First floor apartment entering into the hallway with access to; Breakfast Kitchen and Lounge with views over the Mease Meadow, two double bedrooms with ensuite to the main and family bathroom.

Wildhay Brook is conveniently situated for access to local amenities including shopping in Hilton, local schools including John Port Spencer Academy and two Primary Schools, public transport routes, recreational facilities including the recently developed nature walk at Hilton Valley and the Hilton gravel pits local nature reserve. The village has excellent road links to the A50 and A38.

Hallway

With Carpet flooring, electric heater, storage cupboard, airing cupboard and doors off to:

Lounge

12'8" x 13'8" (3.87m x 4.17m)



Having carpet flooring, storage heater, TV point and upvc double glazed window over looking views.

Breakfast kitchen

13'11" max x 8'9" irregular shape (4.25m max x 2.67m irregular shape)



Fitted with wall and base units, integrated electric oven, electric hob and stainless steel extractor hood over, space for fridge freezer and plumbing for washing machine. Stainless steel one and a half bowl sinks and drainer with chrome mixer tap. Electric heater and upvc double glazed windows overlooking views.

Bedroom One

11'8" plus wardrobe x 9'9" (3.58m plus wardrobe x 2.99m)



Having built in wardrobes, electric heater, upvc double glazed window to the front aspect and door off to:

Ensuite

4'2" x 6'1" irregular shaped room. (1.28m x 1.86m irregular shaped room.)



Fitted with three piece white suite comprising; low level WC, pedestal wash hand basin and walk in shower cubicle with thermostatic shower. Electric heated towel rail and obscured upvc double glazed window to the front aspect.

Bedroom Two

8'11" min x 9'8" (2.73m min x 2.97m)



With electric heater, carpet flooring and double glazed window to the rear aspect.

Bathroom

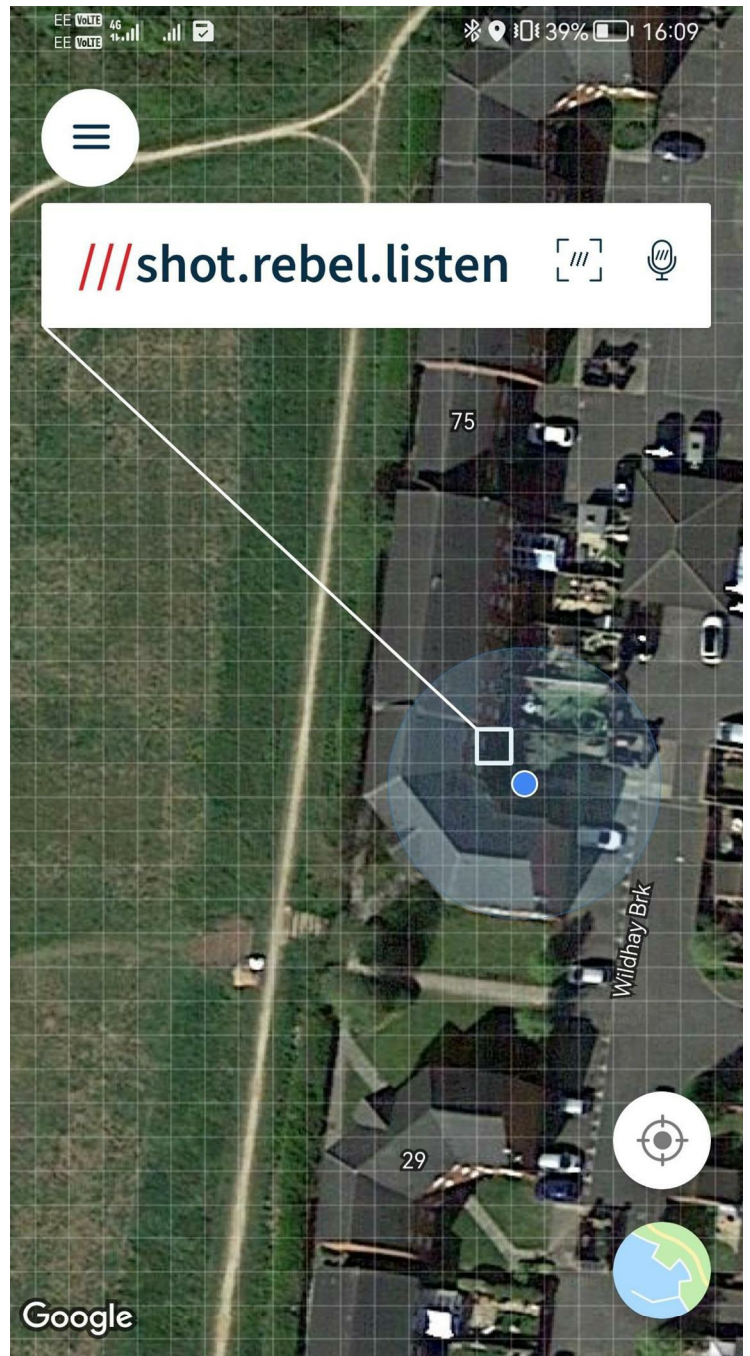
5'10" x 7'1" (1.79m x 2.16m)

Fitted with a white suite comprising; Low level WC, pedestal wash hand basin and panelled bath with chrome taps and shower fitting Electric heated radiator and Upvc obscured double glazed window.

Outside

Outside, the property benefits from one allocated parking space, stunning views over the surrounding countryside and access to rural walks.

What3Words



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What3Words Location: W3W///SHOT.REBEL.LISTEN

Buying to Let?

Guide achievable rent price: £ TBC

The above as an indication of the likely rent price you could



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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.

Material Information

Council Tax Band: B

Consumer Protection: There are no declared consumer protection issues for this property.

Mobility: There are no mobility improvements for this property.

LEASEHOLD INFORMATION (if applicable):

Original term: 999 years

Years remaining: 981 years

Last ground rent: £757.36 (half yearly)

£100.00 to E&J Estates for Car Park space.

To include grounds and general property maintenance (communal areas), cleaning, window cleaning and buildings insurance.

Ground rent and service charge are an approximation based on the last years invoice.

Air Quality: Get air quality data for this address here: <https://addresspollution.org/>

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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.

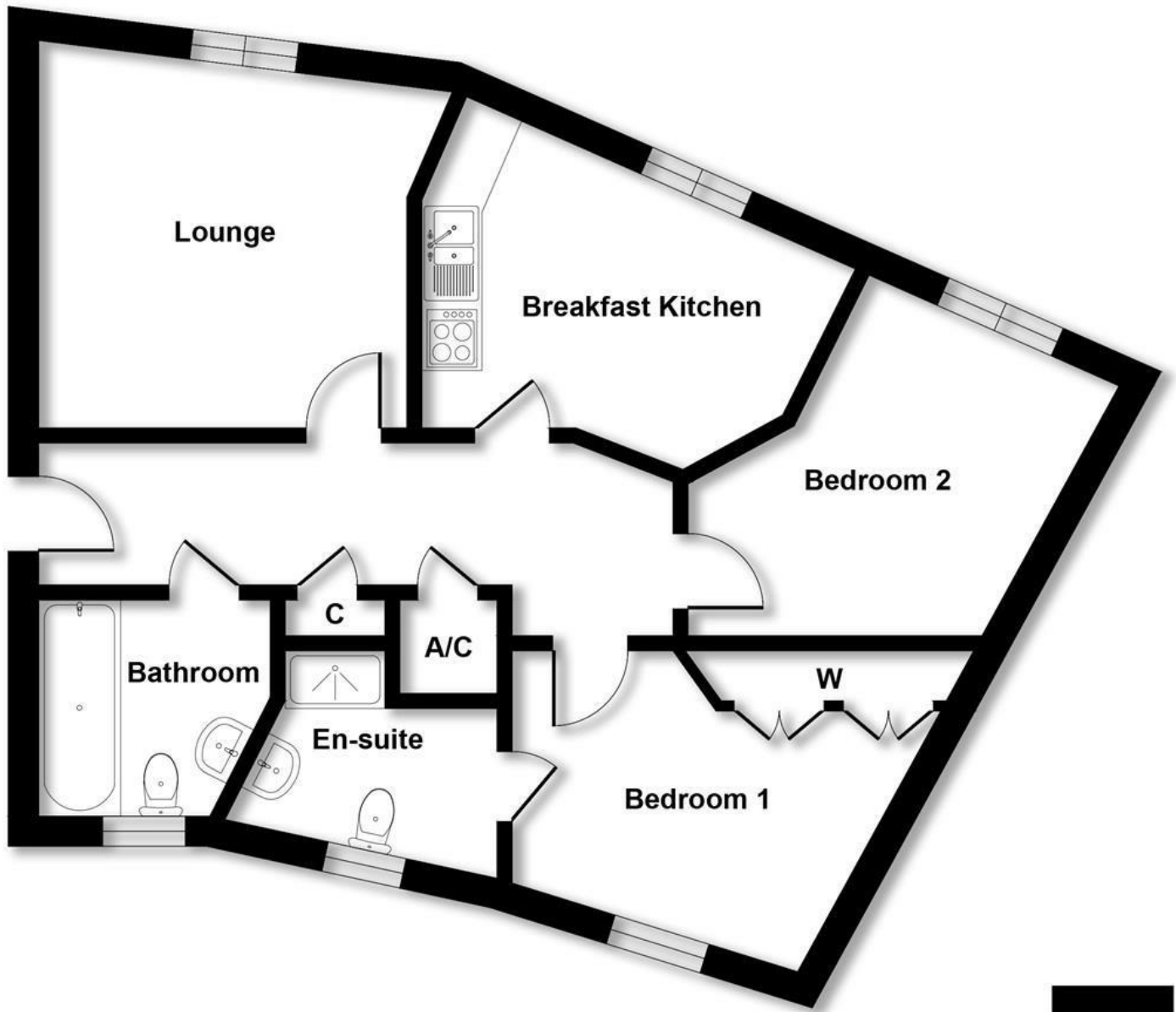


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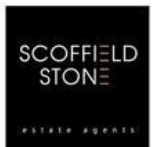
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Not to Scale. Produced by The Plan Portal 2023
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		82	84

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			



Mickleover Office
11 The Square,
Mickleover,
Derby DE3 0DD

Hilton Office
Unit 6, Neighbourhood Centre
Witham Close,
Hilton, Derby DE65 5JR

t: Mickleover Office 01332 511000
t: Hilton Office 01283 777100
e: info@scoffieldstone.co.uk
w: www.scoffieldstone.co.uk

Co Reg No. 8975758 VAT No. GB186513980