

# Welland Road, Hilton

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Offers over  
£375,000



This property at a glance:



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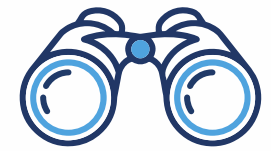
# Welland Road, Hilton



## Mikaela says:

*"This home has so many great selling points! It has been extensively extended to become a 5 bedroom home. The extension has created an entirely new, large kitchen and separate utility space, as well as a beautiful big living room which leads into a dining area with a gorgeous lantern skylight and bifold doors out to the garden allowing lots of natural light to flow. Another great bonus downstairs is the boot room which used to be the old kitchen - a versatile space which could have multiple uses! The bedrooms being over two floors really helps create lovely large bedroom spaces! The two double bedrooms that are on the middle floor both have fitted wardrobes, with the master having an en-suite too! The 4 piece family bathroom is also on this floor. There are 3 further double bedrooms on the top floor, as well as a shower room! The work has been carried out to a high standard and its very much a turnkey home, ideal for the family, plenty of storage and ready to move into! The garden is beautiful too, you can really envision entertaining on the lovely decking area. The garden is also useful in a sense that you can access the front of the house, the utility room and there's side access into the garage too!"*





## Did you spot...

That this property has a south facing garden?



## A message from the seller:

*"We have lived here since 2006 and have extensively changed the property over that time and it has been a fantastic family home. The things we love about our home are the fact that everyone in our family has a lovely large bedroom and we adore the large kitchen diner! the utility room is really useful for our appliances keeping them out of the kitchen. The home has so much storage space making it really practical for family life and with all the work done to the property, it is now really low maintenance. It is now time for us to move on and let another family enjoy it as much as we have"*

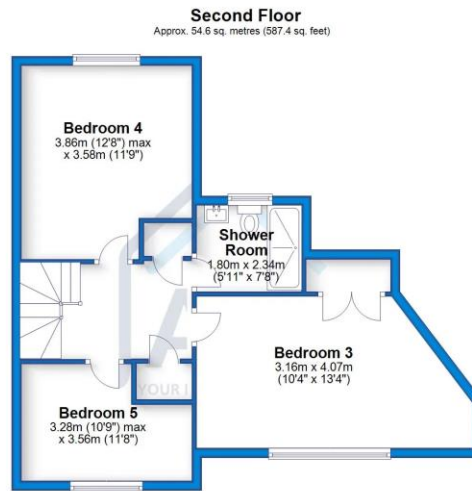
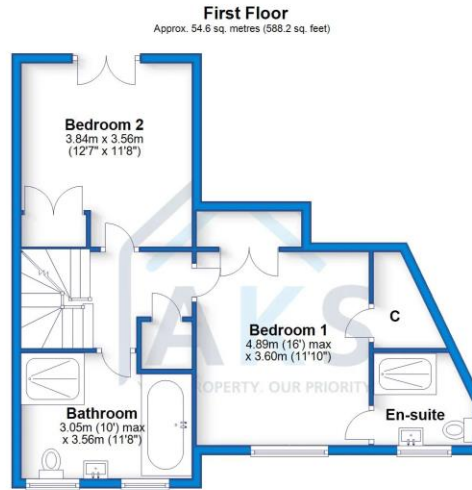
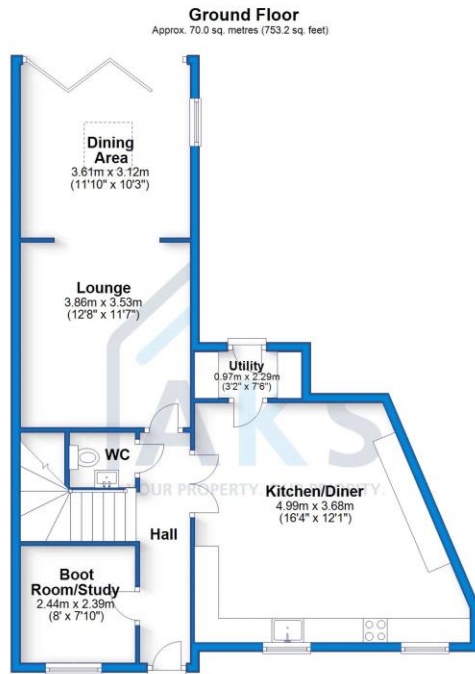




# Floor Plan



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Total area: approx. 179.2 sq. metres (1928.8 sq. feet)



## Energy Performance Certificate

| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         |           |
| 69-80                    | C             | 75   C  | 81   B    |
| 55-68                    | D             |         |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |



200+ 5 star Google Reviews



Don't miss out on the chance to own this incredible property!

To book a viewing with **Mikaela** call **01332 30 30 30**

[Click here](#) to watch the property video



## Key Features:

- 5 BEDROOMS
- EXTENSIVELY EXTENDED
- GREAT LOCATION CLOSE TO AMENITIES
- UTILITY AND SEPARATE BOOT ROOM
- 4 PIECE FAMILY BATHROOM, EN SUITE AND SHOWER ROOM
- SOUTH FACING GARDEN
- GARAGE AND DRIVEWAY PARKING FOR 2 VEHICLES



The village of Hilton is a fantastic family village and has something for everyone in the family. Within Hilton there are also plenty of essential amenities including, a doctors with two pharmacies, The Post Office, several nurseries, Tesco Express, Aldi and plenty of takeaway food options. Hilton has several hair and beauty salons, a bakery, pubs around the village, a village hall and a number of play areas for children. To the back of the village hall there is a skate park, football pitches and a tennis/football court. The buses which run through the village provide a service which goes to other local villages as well as into Derby City Centre and Burton Town Centre. It has easy access to major road links with the A38 and A50 both just a couple of minutes' drive from the village and the A516 to Derby.



## Schools:

There are two Primary Schools, Hilton Spencer Academy and The Mease Spencer Academy which both feed through to John Port School in the neighbouring village of Etwell.