

Welland Road, Hilton, Derby

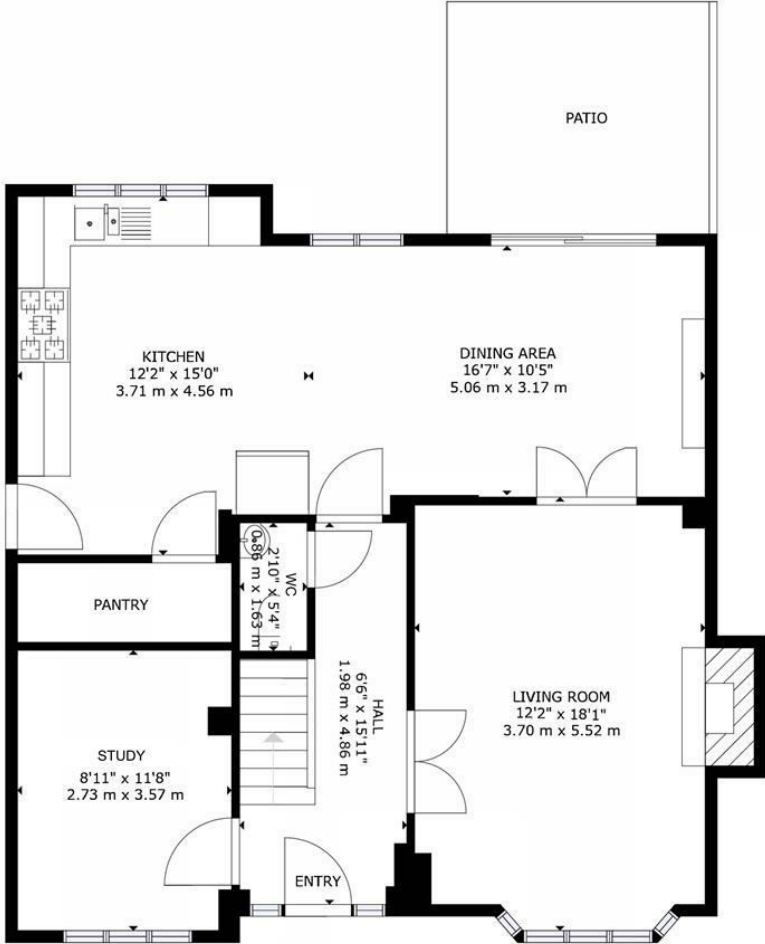
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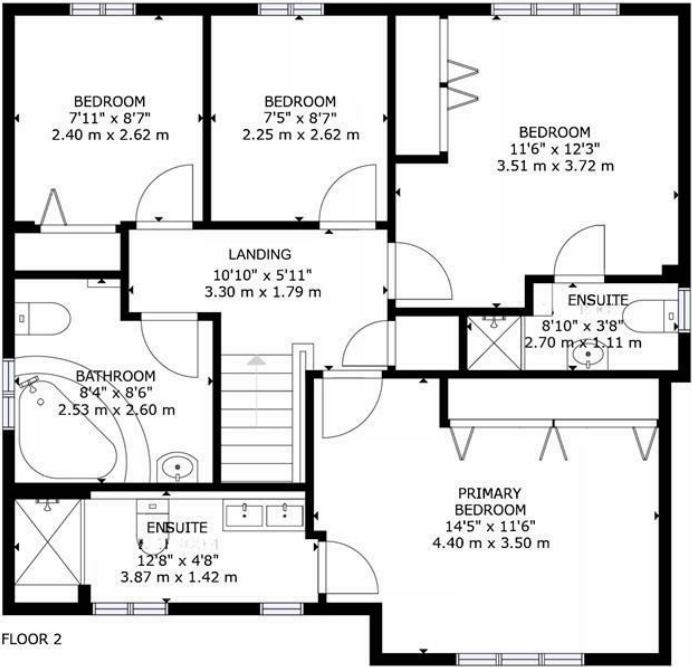
Welland Road, Derby, DE65 5NE
Offers in excess of £350,000



Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 838 sq.ft, 78 m², FLOOR 2: 698 sq.ft, 65 m²
TOTAL: 1536 sq.ft, 143 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





SPACIOUS FAMILY HOME WITH SOLAR PANELS - A most spacious four bedroom detached family home offering a most spacious 28ft open plan dining kitchen with french doors leading to a delightful landscaped south west facing enclosed rear garden. The property also offers four bedrooms with two en-suite shower rooms and a family bathroom. The property is located within the ever popular village of Hilton, offering excellent access to Derby, Burton on Trent and the major road networks.

The accommodation has the benefit of uPVC double glazing, gas central heating and solar panels that generate an additional income. In brief the accommodation comprises: entrance hallway, downstairs wc, study, spacious living room with bay window, utility room/pantry and a superb 28ft contemporary open plan dining kitchen with french doors giving access to the rear garden.

The first floor landing leads to four bedrooms and family bathroom. The primary bedroom and bedroom two both have the benefit of en-suite shower rooms.

Outside, the property has a front garden area with decorative raised level planting beds, there is a driveway to the side providing off road parking for three cars leading to a single integral garage. To the rear of the property delightful south west facing enclosed rear garden with Indian sandstone patio area, shaped lawn, raised level planting beds retained by railway sleepers and an aluminium framed greenhouse.

- Spacious Detached Family Home
- Solar Panels - Generating Additional Income
- Spacious Open Plan Living Dining Kitchen & Utility Room/Pantry
- Driveway, Garage & Delightful South West Facing Garden
- Good Access to Road Networks A50, A38 & M1 Motorway
- Built by Taylor Wimpey Homes in 2003
- Entrance Hallway, WC, Study & Living Room
- Four Bedrooms, Two En-Suites & Bathroom
- John Port School Catchment Area
- Close to Local Shops & Amenities







LOCALITY & AMENITIES

Hilton is a popular village location and is popular due to its good range of local amenities and excellent accessibility to Derby, Burton-on-Trent and Uttoxeter. The village itself offers services including medical centre, post office, two supermarkets, hairdressers, nursery, regular bus services, reputable primary school and a selection of village inns.

It is also a popular location for commuters with its location being within easy reach of the A50, A38, M1 and M6 motorways and being well positioned for access to the regional centres including Derby, Nottingham and Burton-on-Trent.

THE ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Entrance through composite double glazed entrance doorway into the entrance hallway with fan light window, matching obscure glazed side panel windows. Fitted with engineered oak floor, central heating radiator, staircase leading through to the first floor landing with open spindles and painted wooden handrail. Arlo smart video doorbell and telephone point. Panelled doors off the hallway leading through to the downstairs WC, study, double opening doors giving access through to the lounge and door giving access through to the superb open plan dining kitchen.

Downstairs WC

Fitted with a two piece white suite with low level WC with chrome push button flush, ceramic wash hand basin with white high gloss vanity unit, chrome handles and chrome Monobloc mixer tap, ceramic tiled splashbacks, engineered oak floor and extractor fan.

Study

11'8 x 8'11 (3.56m x 2.72m)

Fitted with central heating radiator, wall mounted electric panel heater and uPVC double glazed window to the front elevation.

Living Room

18'1 into bay x 12'2 (5.51m into bay x 3.71m)

Fitted with a feature fireplace with white surround marble hearth and back plate, inset coal effect living flame gas fire, telephone and TV points, two central heating radiators, uPVC double glazed bay window to the front elevation, double opening glass panelled doors giving access through to the superb open plan living dining kitchen.

Open Plan Living Dining Kitchen

28'9 x 15'0 maximum (8.76m x 4.57m maximum)

Measurement of overall open plan area.

Kitchen Area

15'0 x 12'2 (4.57m x 3.71m)

Fitted with superb modern kitchen with black grey matt finished units with brushed stainless steel handles, square edged laminated slate effect work surfaces over, integrated electric Bosch double oven and grill, Hotpoint stainless steel six ring hob with metro styled tile splashbacks, Bosch black extractor canopy over, stainless steel one a and a half bowl sink drainer unit with swan necked styled mixer tap, LED plinth lighters, engineered oak floor, uPVC double glazed window to the rear elevation, composite double glazed door providing access to the side driveway and doorway giving access through to the utility room / store room.

Dining Area

16'7 x 10'5 (5.05m x 3.18m)

Fitted with engineered oak floor, central heating radiator, recessed LED down lighters, TV point, uPVC double glazed sliding patio door giving access to the rear garden and uPVC double glazed window to the rear elevation.

Pantry/Utility Room

Fitted with built-in shelving, engineered oak floor, plumbing for an automatic washing machine, wall mounted Worcester Bosch central heating boiler, built-in cloak hooks, wall mounted electrical fuse box.

FIRST FLOOR

Landing

Staircase leading through to the first floor landing off the entrance hallway. Smoke alarm, loft access, panelled doors giving access to four bedrooms, bathroom and airing cupboard.

Primary Bedroom

14'5 x 11'6 (4.39m x 3.51m)

Fitted with built-in wardrobes with mirrored panels, central heating radiator, TV point, uPVC double glazed window to the front elevation. Panelled door providing access to en-suite shower room.

Contemporary En-Suite Shower Room

12'8 x 4'8 (3.86m x 1.42m)

Fitted with double ceramic sink with chrome Monobloc mixer taps, wood grain effect vanity unit below with two sets of double opening doors, low level WC with chrome push button flush, double width shower with sliding glazed door, wall mounted chrome shower unit with shower attachment, rain shower head above, ceramic tiled splashbacks, grey wood effect vinyl floor, monochrome ladder style heated towel rail, extractor fan, two uPVC obscure double glazed windows to the front elevation.

Bedroom Two

12'3 x 11'6 (3.73m x 3.51m)

Fitted with built-in wardrobes with mirrored fronts, central heating radiator, uPVC double glazed window to the rear elevation.

En-Suite Shower Room

8'10 x 3'8 (2.69m x 1.12m)

Fitted with a white three piece suite comprising with low level WC with chrome push button flush, pedestal wash hand basin, shower cubicle with folding glazed door, ceramic tiled splashbacks, Triton wall mounted electric shower, grey wood effect vinyl floor, extractor fan, central heating radiator, uPVC obscure double glazed window to the front elevation.

Bedroom Three

8'7 x 7'11 plus wardrobe (2.62m x 2.41m plus wardrobe)

Fitted with built-in wardrobes with mirrored fronts, central heating radiator, uPVC double glazed window to the rear elevation.

Bedroom Four

8'7 x 7'5 (2.62m x 2.26m)

Fitted with central heating radiator, uPVC double glazed window to the rear elevation.

Family Bathroom

8'6 x 8'4 (2.59m x 2.54m)

Fitted with a white three piece suite comprising with low level WC with chrome push button flush, corner bath , pedestal wash hand basin, grey wood effect vinyl floor, ceramic tiled splashbacks, central heating radiator, wall mounted bathroom cabinet, extractor fan, uPVC obscure double glazed windows to the side elevation.

OUTSIDE

Frontage & Driveway

To the front of the property has raised level planting beds retained by railway sleepers, paved pathway leading through to the front door, decorative white stone. To the left hand side of the property there is a tarmacadamed driveway providing off road car standing for around three vehicles which leads through to the single garage.

Detached Single Brick Built Garage

Up and over door, power and light, large Duracell battery for electricity storage of the solar panels, useful boarded loft space.

Delightful South West Facing Rear Gardens

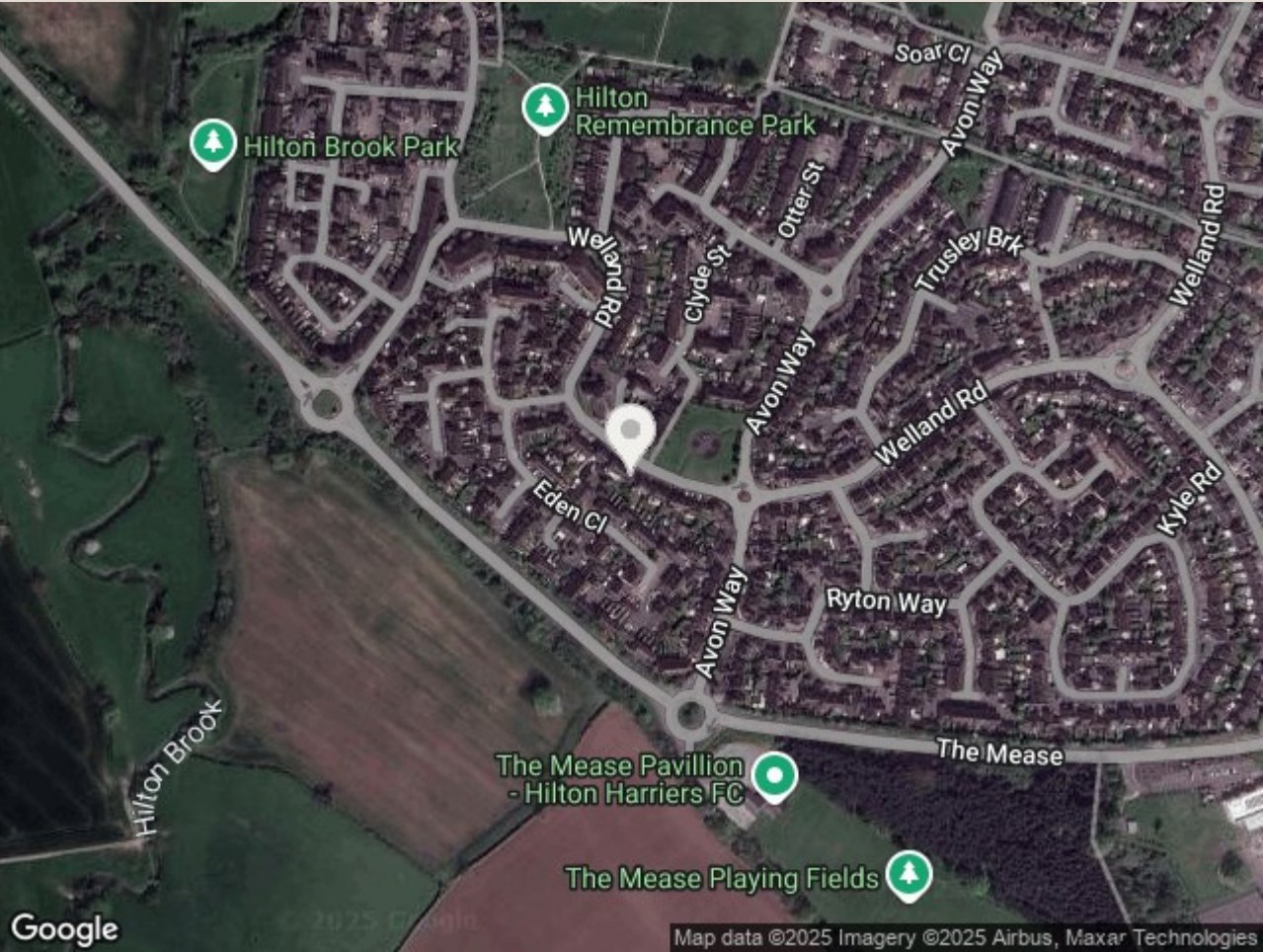
To the rear of the property delightful south west facing enclosed rear garden with Indian sandstone patio area, shaped lawn, raised level planting beds retained by railway sleepers aluminium framed greenhouse, outside solar lighting, outside cold water tap, useful storage area to the right hand side of the property.

Solar Panels

The solar panels have been purchased and are owned outright. We have been informed by the vendor that solar panels generate an additional income as well as providing the property with electricity.

Council Tax Band

Band E - South Derbyshire District Council



Viewing

Please contact our Derby Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

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Purchasers must make further investigations and inspections before entering into any agreement.

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Energy Performance Graph

