



**Welland Road, Hilton Derby DE65 5GZ**



**welcome to**

## **Welland Road, Hilton Derby**

In the popular village of Hilton, this spacious, three bedroom, detached family home, comprising of a lounge, dining room, kitchen, cloakroom, conservatory, master en-suite, family bathroom, detached garage, driveway, and a front and rear garden, is looking for its next owner.



### Entrance Hallway

Upon entry through the front door, the entrance hall provides access to the cloakroom, kitchen, lounge, and stairs to the first floor. With wood laminate flooring and a radiator.

### Cloakroom

Ground floor cloakroom comprising of a low-level w/c, wash-hand basin, wood laminate flooring, a radiator, and a frosted double-glazed window to the side.

### Kitchen

9' 5" x 15' 1" ( 2.87m x 4.60m )

Fitted kitchen comprising of a range of matching base, wall, and drawer units. With an integrated double oven, four-ring gas hob, overhead extractor hood, and a one-and-a-half bowl composite sink and drainer with a mixer tap, as well as space and plumbing for further appliances, complementary splashback tiling, spotlights to the ceiling, wood laminate flooring, a radiator, a double-glazed window to the rear, and an external door leading to the rear garden.

### Lounge

15' 8" x 10' 1" ( 4.78m x 3.07m )

Spacious lounge with a double-glazed box-bay window to the front, wood laminate flooring, a radiator, and an archway through to the dining room.

### Dining Room

9' 3" x 10' 11" ( 2.82m x 3.33m )

Dining room with wood laminate flooring, a radiator, a door to the kitchen, and archways through to the lounge and the conservatory.

### Conservatory

10' 5" x 13' 8" ( 3.17m x 4.17m )

Large conservatory with a brick-built base, double-glazed windows to the side and rear, french doors leading out to the rear garden, wood laminate flooring, a radiator, a ceiling fan, and power and lighting.

### Landing

First floor landing giving access to all three bedrooms and the bathroom. With carpeted flooring and an airing cupboard.

### Bedroom One

10' 3" x 10' 3" ( 3.12m x 3.12m )

Double bedroom with a fitted wardrobe/storage cupboard, carpeted flooring, a radiator, a double-glazed window to the front, and a door through to the en-suite.

### En-Suite

En-suite to the master bedroom, comprising of a walk-in double shower, low-level w/c, and a wash-hand basin set in a vanity unit with storage below. Finished with complementary tiling to the walls in the shower and splashback tiling, spotlights to the ceiling, vinyl flooring, a radiator, and a frosted double-glazed window to the front.

### Bedroom Two

10' 3" x 8' 6" ( 3.12m x 2.59m )

Double bedroom with carpeted flooring, a radiator and a double-glazed window to the rear.

### Bedroom Three

7' 1" x 9' 2" ( 2.16m x 2.79m )

Double bedroom with carpeted flooring, a radiator and a double-glazed window to the rear.

### Bathroom

Main bathroom fitted with a three-piece suite, comprising of a bath with grab-handles and overhead shower, low-level w/c, and a wash-hand basin. Finished with complementary tiling to the lower walls, wood-effect vinyl flooring, spotlights to the ceiling, and a frosted double-glazed window to the side.

### External

Externally, it benefits from a tandem drive, providing off-road parking for multiple vehicles, which leads to the single detached garage. There is also an EV charger. The front garden frames the property

beautifully, and is mainly laid-to-lawn, with a patio-slabbed pathway leading to the front door which is bordered with mature shrubbery and foliage. At the rear of the property, the well-maintained garden is mainly laid-to-lawn, with mature foliage bordering, and a patio-slabbed seating area. It is fully enclosed with wooden fencing, and accessible from both inside the property and via the wooden gate leading from the driveway.

### Garage

Single detached garage with an up-and-over door, power, lighting, and a door to the side allowing pedestrian access from the rear garden.



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## Welland Road, Hilton Derby

- THREE BEDROOM DETACHED HOUSE
- LOUNGE AND DINING ROOM
- MODERN KITCHEN AND CONSERVATORY
- MASTER EN-SUITE, FAMILY BATHROOM, AND CLOAKROOM
- DRIVEWAY AND GARAGE WITH EV CHARGING

Tenure: Freehold EPC Rating: C

**£295,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MVR108856 - 0004

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