







welcome to

Welland Road, Hilton Derby

Situated in the sought-after Derbyshire suburb of Hilton, this three-bedroom link-detached house comprises of an entrance hallway, lounge, kitchen, three bedrooms, a master en-suite, family bathroom, a front and rear garden. Call us now to view!













Entrance Hallway

Upon entry through the front door the entrance hallway provides access to the lounge and first floor landing.

Lounge

14' 8" x 12' 2" (4.47m x 3.71m)

Spacious lounge finished with wood effect flooring, a radiator and double-glazed to the front.

Kitchen

15' 6" x 12' 4" (4.72m x 3.76m)

Accessed through the lounge, fitted kitchen comprising of base, wall and drawer units with an integrated four ring hob, overhead extractor hood, electric oven and one and a half bowl stainless steel sink, with space and plumbing for additional appliances. Finished with tiled flooring, a radiator, a storage cupboard, a door to the downstairs w/c, a door leading out to the rear garden and a double-glazed window to the rear.

Landing

first floor landing providing access to three bedrooms, the family bathroom and loft. Finished with carpeted flooring and a radiator.

Bedroom One

9' 11" x 15' 7" (3.02m x 4.75m)

Double bedroom finished with carpeted flooring, fitted wardrobes, a half cupboard housing a tank, a radiator and two double-glazed windows to the front

En-Suite

Three-piece suite comprising of a wash-hand basin, low-level w/c and shower cubicle. Finished with tiled flooring and part-tiled walls.

Bedroom Two

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

Bedroom Three

Double bedroom finished with carpeted flooring,

fitted wardrobes, a radiator and double-glazed window to the front.

Bathroom

Three-piece suite comprising of a wash-hand basin, low-level w/c and bath with an overhead shower. Finished with tiled flooring, tiled walls, a radiator and frosted double-glazed window to the rear.

External

Externally, to the front, partially laid-to-lawn with mature shrubbery and a pathway leading to the front door. To the rear, partially laid-to-lawn with a wooden decking area, great for seating, enclosed with wooden fencing adding privacy.





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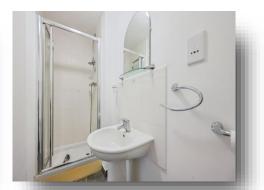
- THREE BEDROOM LINK-DETACHED HOUSE
- SPACIOUS LOUNGE
- THREE WELL-PROPORTIONED DOUBLE BEDROOMS
- MASTER EN-SUITE & FAMILY BATHROOM
- OFF-STREET PARKING

Tenure: Freehold EPC Rating: C

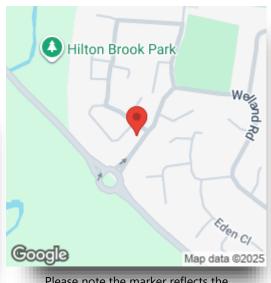
Council Tax Band: C

£249,950









Please note the marker reflects the postcode not the actual property

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