



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

**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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## **Welland Road, Hilton Derby**

- 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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Property Ref:  
MVR109166 - 0006

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