



**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.



**view this property online** [bagshawsresidential.co.uk/Property/MVR109166](http://bagshawsresidential.co.uk/Property/MVR109166)



**welcome to**

## **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

offers over

**£235,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [bagshawsresidential.co.uk/Property/MVR109166](https://bagshawsresidential.co.uk/Property/MVR109166)



Property Ref:  
MVR109166 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**bagshaws residential**



**01332 518844**



[mickleover@bagshawsresidential.co.uk](mailto:mickleover@bagshawsresidential.co.uk)



14 The Square, Mickleover, DERBY, Derbyshire,  
DE3 0DD



**[bagshawsresidential.co.uk](https://bagshawsresidential.co.uk)**