



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



**welcome to**

## **Welland Road, Hilton Derby**

In the popular village of Hilton, this well-presented, spacious, detached family home, comprising of a lounge, dining room, kitchen, cloakroom, conservatory, three double bedrooms, master en-suite, 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.



**view this property online** [bagshawsresidential.co.uk/Property/MVR108856](https://bagshawsresidential.co.uk/Property/MVR108856)



**welcome to**

## **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

Council Tax Band: D

offers over

**£285,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [bagshawsresidential.co.uk/Property/MVR108856](https://bagshawsresidential.co.uk/Property/MVR108856)



Property Ref:  
MVR108856 - 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)**