



116 Welland Road, Hilton, Derby, DE65 5NE

Offers Over £360,000

This immaculate, stylish, detached property, ideal for families and couples, offers a modern kitchen, two reception rooms, four spacious bedrooms, a newly refurbished bathroom, tiled flooring throughout the ground floor, off-road parking, and a beautifully landscaped garden, all situated in a prime location near schools and local amenities.

Summary Description

Presenting an immaculate, detached property listed for sale, perfect for families and couples alike. This finely renovated property boasts a modern, stylish decor and a host of impressive features.

Beginning with the heart of any home, the kitchen. Recently refurbished with modern appliances, it also offers a dining space and convenient access to the garage. The ground floor further extends to two reception rooms. The lounge is a modern design, complete with a media wall including feature fire and French doors leading to the dining area. The dining room two offers a serene garden view and direct access to both the garden and kitchen, ideal for hosting social events.

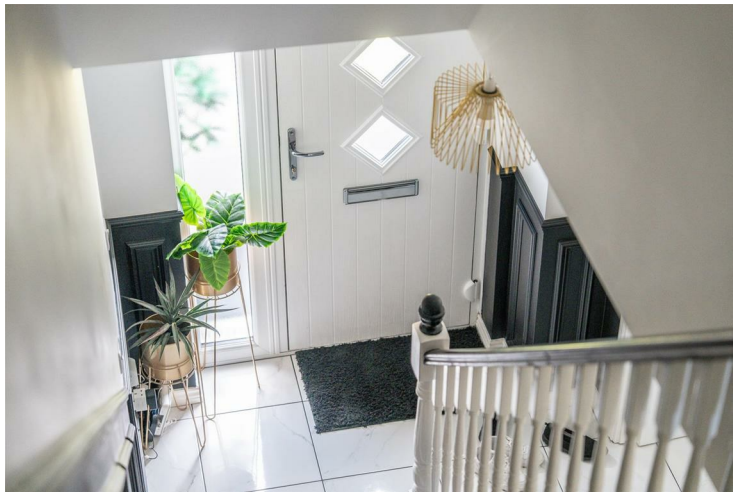
The property comprises four bedrooms. The first bedroom is a well-lit double room with an en-suite for added convenience. The second bedroom is also a double, offering ample space. The third is currently used as a dressing room, featuring built-in wardrobes. The fourth bedroom is spacious and can also be utilised as an office, perfect for those working from home.

The bathroom has been newly refurbished, featuring a walk-in shower, offering a touch of luxury to everyday routines.

Tiled flooring runs throughout the ground floor, adding a touch of elegance to the property. Further enhancing the exterior is off-road parking and a beautifully landscaped garden.

The location is prime, with nearby schools and local amenities, making it an excellent choice for families. Unique features such as the garage and garden make this property an outstanding choice.

Entrance Hall



Lounge

15'7" x 10'8" (4.75m x 3.26)



with a built-in media wall with a feature fire, bay window, radiator, tiled flooring and double doors leading to the dining room.

Dining Room

10'7" x 10'3" (3.25m x 3.13m)



With tiled flooring, radiator and French doors leading to the garden.

Kitchen

14'7" max x 12'9" max (4.45m max x 3.91m max)



Fitted with a range of wall and base units, sink unit with gold shower tap, double oven and five ring gas hob, tiled flooring, window to the rear, side door to the garden and access to the integral garage.

Guest WC



Fitted with a a two piece white suite comprising; low level wc and wash-hand basin. Radiator and tiled flooring

En - Suite



Fitted with a white three piece suite comprising; low level WC, washhand basin and walk-in shower cubicle.

Landing



Bedroom Two

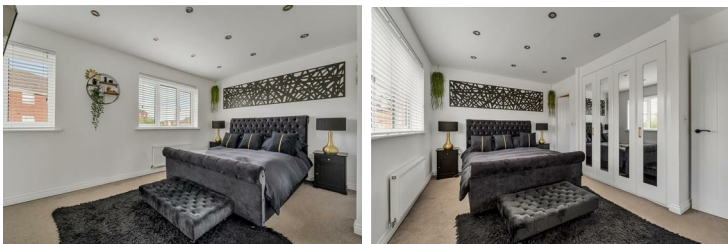
14'10" x 8'6" (4.53m x 2.61m)



With a window to the front and radiator.

Bedroom One

16'4" max x 10'7" (5m max x 3.24m)



With fitted wardrobes, two windows to the front, radiator and en-suite.

Bedroom Three

10'2" x 10'6" (3.11m x 3.21m)



Currently used as a dressing room, fitted wardrobes, window to the rear and radiator.

Bedroom Four

6'11" x 6'9" (2.13m x 2.07m)



With window to rear and radiator.

Shower Room



Fitted with a three-piece suite comprising of walk-in shower cubicle, wash hand basin and low-level WC radiator and window.

Outside



To the front there is a driveway with ample off-road parking and to the rear is the low-maintenance garden mainly laid to artificial lawn.

Material Information

Verified Material Information

Council tax band: D

Council tax annual charge: £2099.6 a year (£174.97 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 4 bedrooms, 2 bathrooms, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Garage, Driveway, and On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: C

For further Material Information about this property please visit:
<https://moverly.com/sale/HGuDScZiMgP5cxn6EmFcSW/view>

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Buying to Let?

Guide achievable rent price: £xxxpcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scofield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

Disclaimer 03/2021

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room

dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

Location / what3words

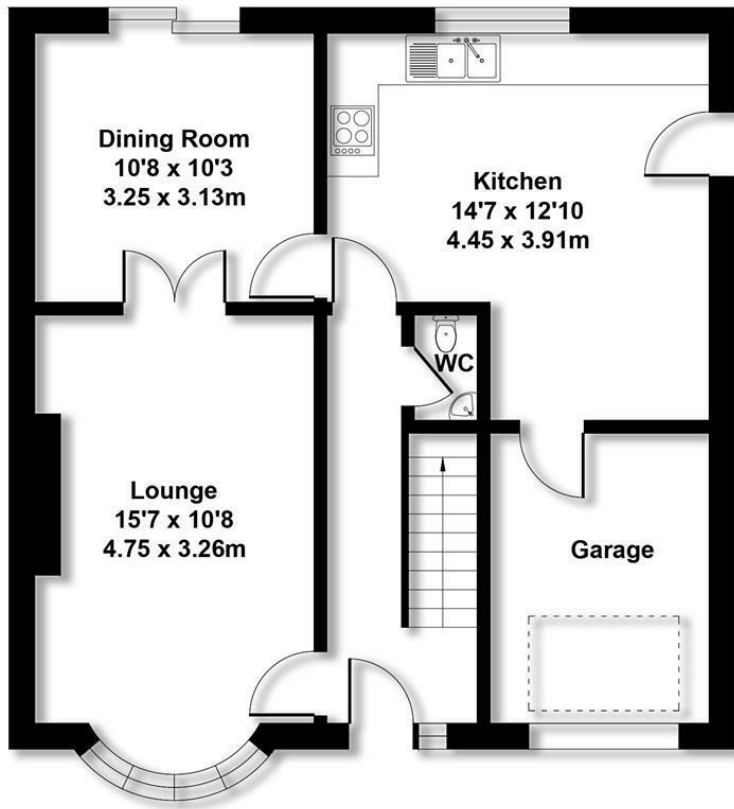
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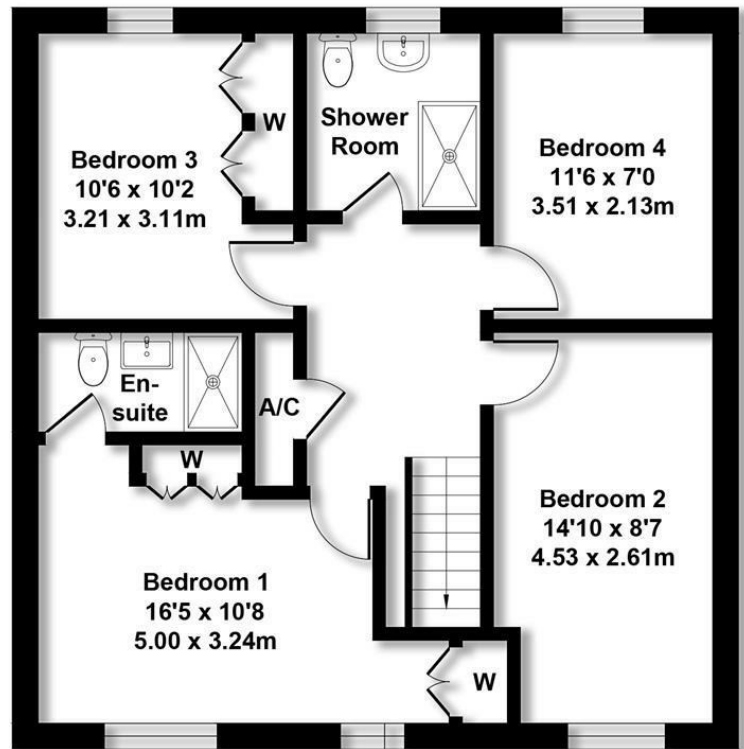
Sales: 01283 777100
Lettings: 01332 511000
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116 Welland Road

Approximate Gross Internal Area
1367 sq ft - 127 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



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