

**120 Welland Road, Hilton, Derby, DE65 5NE**

**£450,000**

This immaculate five-bedroom detached property, featuring a modern open-plan kitchen, spacious reception room with garden access, en-suite bedrooms, ample parking, and a high-quality outdoor studio, is perfectly situated in a quiet neighborhood with easy access to public transport, schools, and parks, making it an ideal family home.



Sales: 01283 777100  
Lettings: 01332 511000

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### Summary Description

Scofield Stone are delighted to present this immaculate detached property, currently listed for sale. This stunning residence boasts five bedrooms, a reception room, and a kitchen, all meticulously designed for comfort and style.

The heart of the home is an open-plan kitchen fitted with modern appliances, a central island, and granite countertops. The kitchen also offers a comfortable dining space, perfect for family meals. The stylish and modern design is sure to impress, and the easy access to the garden allows for seamless indoor-outdoor living.

The reception room is a separate space, featuring large windows that flood the room with natural light and offer a beautiful garden view. This space provides an excellent lounge area, perfect for relaxing or entertaining guests, with the added benefit of access to the garden.

The property offers five bedrooms, including two double bedrooms with en-suite bathrooms and built-in wardrobes, another spacious double bedroom with built-in wardrobes, a spacious 2nd-floor room, and a single bedroom. All bedrooms have been designed with comfort and tranquillity in mind.

The family bathroom is fitted with a three-piece suite and a shower, combining practicality with elegance.

Unique features of this property include a fireplace, garage, ample parking, and a garden. The large, gated driveway can accommodate at least six vehicles, offering an ideal space for parking a motor home or caravan. Additionally, the high-quality outdoor studio in the garden introduces flexibility for multiple uses.

Location-wise, this property is ideally situated with easy access to public transport links, nearby schools, green spaces, parks, walking and cycling routes, and is nestled in a quiet neighbourhood, making it perfect for families.

This property is a rare find, blending modern luxury, practical living spaces, and a prime location. A viewing is highly recommended to fully appreciate the unique characteristics this property has to offer.

### Entrance Hall



Having ceramic tiled flooring and neutral decor with front aspect part obscure glazed composite main entrance door, under stairs storage, radiator.

### Lounge

19'5" x 11'3" (5.92 x 3.45)



Carpeted and stylishly decorated with front aspect upvc double glazed window, rear aspect upvc double glazed French doors to garden with side windows, Adam style fireplace with living flame gas fire, two radiators, two tv points, telephone point.



**Kitchen/Diner (L shaped room)**

27'5" x 17'1" (8.37 x 5.23 )



Having ceramic tiled flooring and neutral decor with front aspect upvc double glazed window, two rear aspect upvc double glazed windows, upvc double glazed French doors to garden. The space is open plan and provides a comfortable family area, along with a stylish kitchen/diner. A range of fitted wall and floor units to shaker style in anthracite finish with stone worktops and tiled splashbacks, fitted centre console table with cupboard space and breakfast bar, integrated double electric oven and microwave oven, integrated dishwasher, integrated washing machine, space for American style fridge/freezer, inset induction hob, inset sink with 'Quooker' tap, two radiators.

**Guest Cloakroom**

Having ceramic tiled flooring and neutral decor with low flush wc, wash hand basin with chrome monobloc tap and tiled splashback to vanity cupboard, radiator.

**Stairs to First Floor**

Carpeted and neutrally decorated with wooden spindle staircase, radiator.

**Bedroom One**

13'7" x 11'3" (4.15 x 3.45)



Carpeted and neutrally decorated with front aspect upvc double glazed window, fitted wardrobes, radiator.

**En Suite Shower Room**

Having ceramic tiled flooring and fully tiled walls with rear aspect obscure upvc double glazed window, low flush wc, his and hers

wash hand basins each with chrome monobloc taps, double shower enclosure with plumbed shower, heated towel rail, shaving point.

**Bedroom Two**

12'0" x 10'6" (3.66 x 3.21)



Carpeted and neutrally decorated with front aspect upvc double glazed window, fitted wardrobes, radiator.

**En Suite Shower Room**

Having ceramic tile effect cushion flooring and neutral decor with tiled splashbacks, rear aspect obscure upvc double glazed window, shower enclosure with plumbed shower, pedestal wash hand basin with chrome monobloc tap, low flush wc, radiator.

**Bedroom Five / Study**

7'7" x 6'11" (2.33 x 2.13)



Carpeted and stylishly decorated with front aspect upvc double glazed window, radiator, tv point.

**Stairs to Second Floor**

Carpeted and neutrally decorated with Velux rooflight, wooden spindle staircase, airing cupboard with hot water cylinder.



**Bedroom Three**

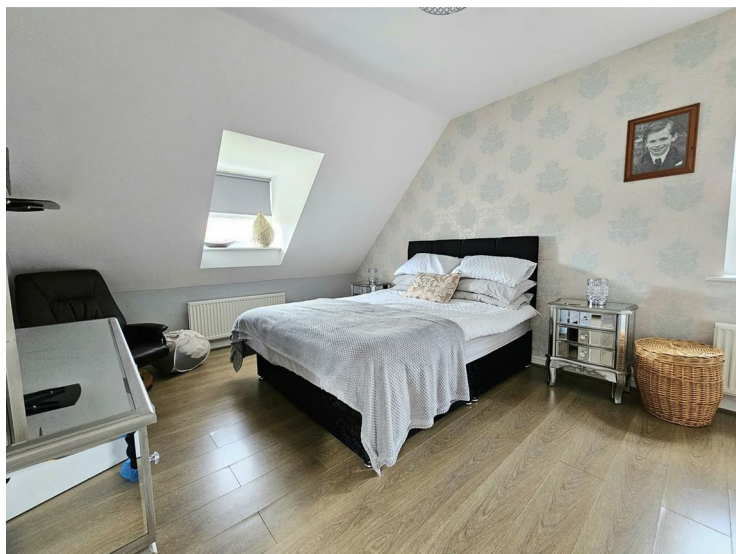
14'6" x 11'4" (4.44 x 3.47)



Having wood effect laminate flooring and neutral decor with front aspect upvc double glazed window, side aspect upvc double glazed window, fitted wardrobes, two radiators, tv point.

**Bedroom Four**

19'5" x 10'6" (5.92 x 3.21)



Having wood effect laminate flooring and neutral decor with side aspect upvc double glazed window, front aspect upvc double glazed window, two radiators, tv point.

**Bathroom**



Having ceramic tile effect flooring and neutral decor with Velux rooflight, tiled splashbacks, low flush wc, pedestal wash hand basin with chrome monobloc tap, bathtub with chrome mixer tap having shower attachment, radiator, access to roof space.

**OUTSIDE**

**Frontage and Driveway**

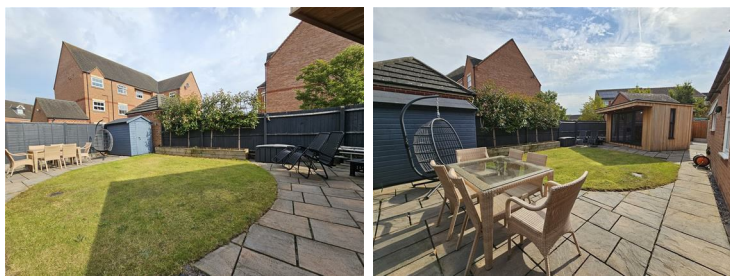
To the front you will find a pressed resin driveway with adequate parking for at least two vehicles. A bifold wooden gate leads to the rear where you will find a substantial Tarmac driveway with parking for at least a further four vehicles, making it ideal storage for a caravan, camper van or commercial vehicle.

**Garage**



The driveway leads to a detached double garage which has twin up and over doors, light, power and roof storage.

### Rear Garden



To the rear you will find an enclosed garden which has been attractively landscaped to provide a mixture of decked patio, paved patio, lawn, raised planting, cold water tap and electric socket.

### Garden Studio

12'4" x 7'4" (3.77 x 2.24)



Having wood effect laminate flooring and neutral decor with side aspect upvc double glazed window, upvc double glazed French doors, with side windows, light and power.

### Material Information

Verified Material Information

Council tax band: E

Council tax annual charge: £2566.17 a year (£213.85 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 5 bedrooms, 3 bathrooms, 3 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 Off 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/JbhTiHzYMLbx9ufUBxwbXk/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.

### 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.

### Buying to Let?

Guide achievable rent price: £1750pcm

The above as an indication of the likely rent price you could

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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.

### Location / what3words

what3words ///seducing.dupe.throw



Sales: 01283 777100

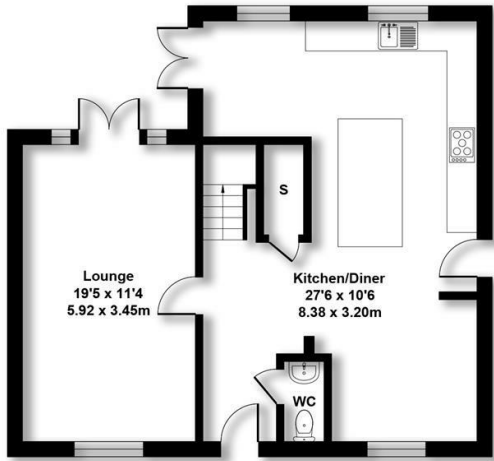
Lettings: 01332 511000

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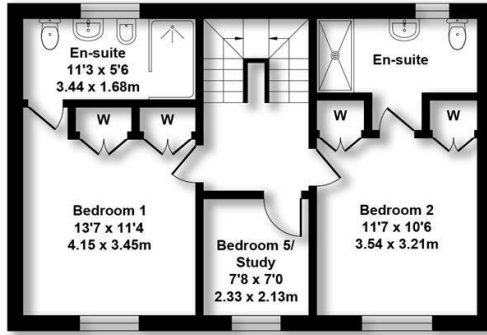


## 120 Welland Road

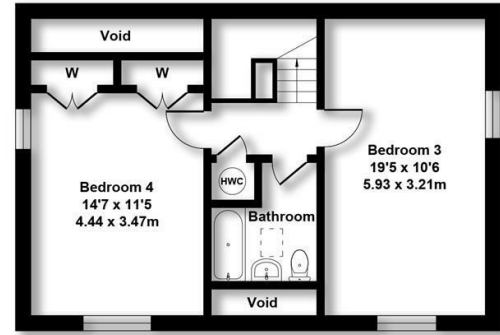
Approximate Gross Internal Area  
1884 sq ft - 175 sq m



GROUND FLOOR



FIRST FLOOR



SECOND 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                                 |                         |         |           |
| (81-91) B                                   |                         |         |           |
| (69-80) C                                   |                         |         |           |
| (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 | 75      | 83        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |         |           |
| England & Wales   | EU Directive 2002/91/EC |         |           |



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