



82 Welland Road, Hilton, Derbyshire, DE65 5NE

£210,000

This charming semi-detached house offers three bedrooms, a spacious kitchen and reception room, a private garden, and an integral garage, all conveniently located near public transport, amenities, and recreational areas.



Sales: 01283 777100
Lettings: 01332 511000

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Summary Description

A semi-detached house, now available for sale. The property is neutrally decorated, lending itself to a blank canvas for the new owners.

With fitted kitchen, equipped to cater to all your culinary needs, it is perfect for home-cooked meals. Adjacent to the kitchen is the spacious reception room. Boasting large windows and a Juliette balcony, it offers double aspect views, bathing the room in natural light. The lounge/diner setup ensures this space is ideal for relaxation or entertaining guests.

The property boasts three neutrally decorated bedrooms. The first bedroom is a generous double with an en-suite and built-in wardrobes. The second bedroom, also a double, benefits from a built-in wardrobe. The third bedroom, a cosy single, offers access to the garden and could double up as a potential study space. A three-piece suite bathroom serves these rooms.

Unique features of this property include an integral garage, driveway space, and a private, low-maintenance garden. These features make the property highly desirable for families and couples alike.

The location is a predominant selling point. With public transport links and local amenities within close proximity, everyday necessities are easily accessible. The property also benefits from being nearby schools, parks, walking routes, and cycling routes, promoting a healthy and active lifestyle.

In summary, this charming house offers a blend of comfort and convenience, making it a perfect place to call home.

Entrance Hall

Having wooden flooring and neutral decor with front aspect part glazed galvanised main entrance door, personnel door to garage, carpet matwell, radiator.

Guest Cloakroom

Carpeted and neutrally decorated with low flush wc, corner pedestal wash hand basin with chrome hot and cold taps and tiled splashback.

Bedroom Three / Study

8'0" x 9'3" (2.46 x 2.83)



Carpeted and neutrally decorated with rear aspect upvc double glazed French doors to garden, radiator.

Stairs/Landing to First Floor

Carpeted and neutrally decorated with wooden spindle staircase, radiator.

Kitchen

8'11" x 9'4" (2.74 x 2.85)



Having wood effect cushion flooring and neutral decor with rear aspect upvc double glazed window, a range of fitted wall and floor units to shaker style with eggshell roll edge worktop and tiled splashbacks, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap, integrated electric oven with gas hob over and chimney style extractor hood, under counter space and plumbing for appliances.

Lounge/Diner

19'9" x 11'4" (6.02 x 3.47)



Carpeted and neutrally decorated with front aspect upvc double glazed French windows to Juliette balcony, rear aspect double glazed window, two radiators, tv point.

Stairs/Landing Two

Carpeted and neutrally decorated with front aspect upvc double glazed window, radiator, airing cupboard with hot water cylinder, access to roof space.

Bedroom One

10'3" x 10'11" (3.14 x 3.33)



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

En Suite Shower Room

Having ceramic tiled flooring and neutral decor with front aspect obscure upvc double glazed window, wash hand basin with chrome mixer tap, shower enclosure with plumbed shower, radiator.

Bedroom Two

9'2" x 8'7" (2.8 x 2.62)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, fitted wardrobe, radiator.

Bathroom



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

OUTSIDE

Frontage and Driveway

To the front a Tarmac driveway leads to the garage and main entrance.

Garage

20'4" x 7'10" (6.21 x 2.4)

A single garage with front and rear timber gatefold doors, light and power.

Rear Garden

To the rear of the property you will find an enclosed, private low maintenance garden, with extended Tarmac driveway/patio, decorative gravel, raised timber decking and some tree planting.

Material Information

Verified Material Information

Council tax band: C
Council tax annual charge: £1866.31 a year (£155.53 a month)
Tenure: Freehold
Property type: House
Property construction: Standard form
Number and types of room: 3 bedrooms, 2 bathrooms, 1 reception
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 and Driveway
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

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. Scoffield 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 ///photocopy.guardian.august

For further Material Information about this property please visit:
<https://moverly.com/sale/S2ebk5qCTi2x5ysKHquJsB/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: £950pcm

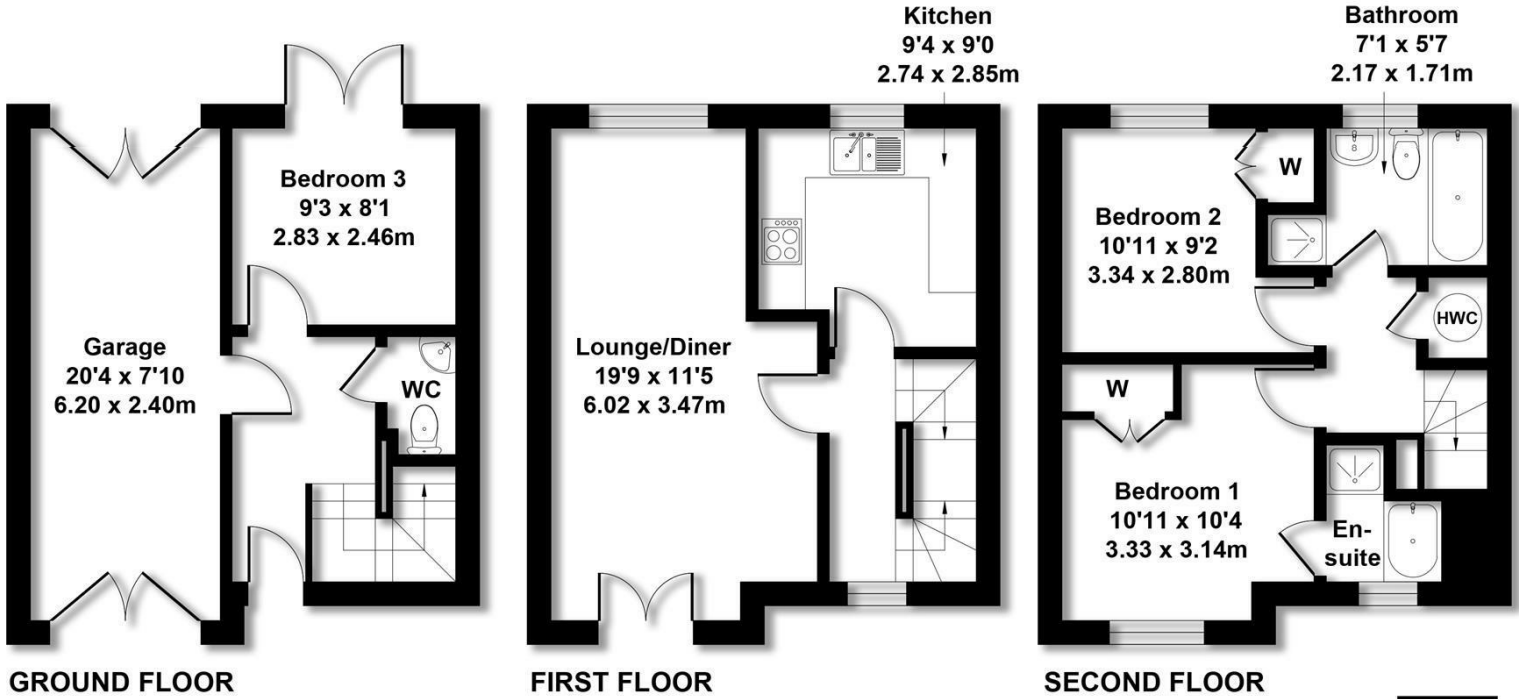


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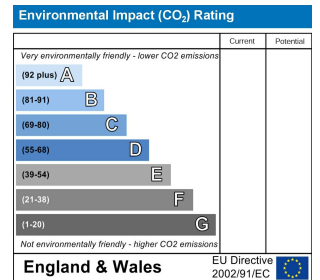
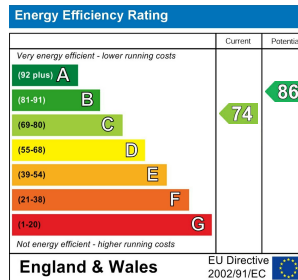
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82 Welland Road

Approximate Gross Internal Area
1033 sq ft - 96 sq m



Not to Scale. Produced by The Plan Portal 2024
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