



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

**£250,000**

Located in the sought-after village of Hilton, this three bedroom detached home offers excellent family accommodation with lounge, kitchen/diner, guest cloakroom, driveway, garage and private garden. Requiring some minor updating, the property presents the perfect opportunity to create a home tailored to your own style.



### Summary Description

Situated within a popular residential development in Hilton, this three bedroom detached property offers an excellent opportunity for those seeking a spacious family home. Enjoying a convenient position on a bus route, with children's play areas and green spaces nearby, it is an appealing choice for families. While the home would benefit from some minor refurbishment, it provides a solid foundation for buyers wishing to put their own stamp on a property.

The accommodation briefly comprises a welcoming entrance hall, a generously sized lounge with feature fireplace, and a bright kitchen/diner with patio doors opening to the rear garden. A guest cloakroom completes the ground floor. To the first floor are three well-proportioned bedrooms, including a main bedroom with fitted wardrobe, alongside a family bathroom. Outside, the property enjoys a private rear garden with lawn, patio and established borders, together with driveway parking and a single garage offering further storage and utility space.

Hilton is a well-connected Derbyshire village popular with families and commuters alike. A range of local amenities are within easy reach, including shops, eateries and healthcare services. The village is also well served for primary schooling, with John Port Spencer Academy in nearby Etwell providing highly regarded secondary education. Excellent road links to Derby, Burton upon Trent and beyond are available via the A50, A38 and A516, while East Midlands Airport and Derby railway station are within easy commuting distance.

### Entrance Hall

Having wood effect laminate flooring, front aspect part obscure glazed main entrance door, radiator.

### Lounge

12'1" x 14'0" (3.7 x 4.28)



Carpeted, front aspect upvc double glazed window, contemporary wood Adam style fireplace with electric fire, tv and telephone points, radiator.

### Kitchen/Diner

15'5" x 9'8" (4.71 x 2.96)



Having ceramic tiled flooring, rear aspect upvc double glazed window, rear aspect upvc double glazed sliding patio doors to garden, fitted wall and floor units to wood effect with eggshell effect roll edge worktop and tiled splashbacks, integrated electric oven with gas hob over and chimney style extractor hood, under counter space and plumbing for appliances, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap, under stairs storage cupboard, radiator.

### Guest Cloakroom

Having wood effect laminate flooring, front aspect obscure upvc double glazed window, low flush wc, pedestal wash hand basin with chrome hot and cold taps and tiled splashback, radiator.

### Stairs/Landing

Carpeted, walk in cupboard, access to roof space via fitted metal ladders.

### Bedroom One

13'1" x 8'5" (4.01 x 2.57)



Carpeted, two front aspect upvc double glazed windows, fitted wardrobe, tv and telephone points, radiator.

### Bedroom Two

9'2" x 8'6" (2.8 x 2.61)



Carpeted, rear aspect upvc double glazed window, telephone point, radiator.

### Bedroom Three

5'10" x 8'8" (1.78 x 2.66)



Carpeted, rear aspect upvc double glazed window, radiator.

### Bathroom

6'1" x 6'0" (1.87 x 1.85)



Having wood effect laminate flooring, side aspect upvc double glazed window, tiled splashbacks, bathtub with chrome mixer tap having shower attachment and plumbed shower over, pedestal wash hand basin with chrome mixer tap, low flush wc, radiator.

### OUTSIDE

### Frontage and Driveway



A lawn greets the property with pathway to the main entrance. Car parking is provided by the driveway to the left, having adequate parking for two cars parked in tandem.

### Garage

An attached single garage with metal up and over door, wood personnel door to garden, light, power, roof storage, wall mounted Ideal Logic gas combination boiler.

### Rear Garden



A generous, enclosed and private garden with paved patio, lawn and decorative herbaceous border.

### Material Information

We have requested all Material Information about this property from the instructing client. However, as the instructing client is a third-party corporation, certain details have not been provided to us and we are therefore unable to verify them. Prospective purchasers/tenants should not rely solely on this listing and are advised to undertake their own investigations to satisfy themselves as to the accuracy of the information before proceeding with any transaction.

### Disclaimer

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**

///organist.spices.dumpling

**Buying to Let?**

Guide achievable rent price: £1200pcm

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.

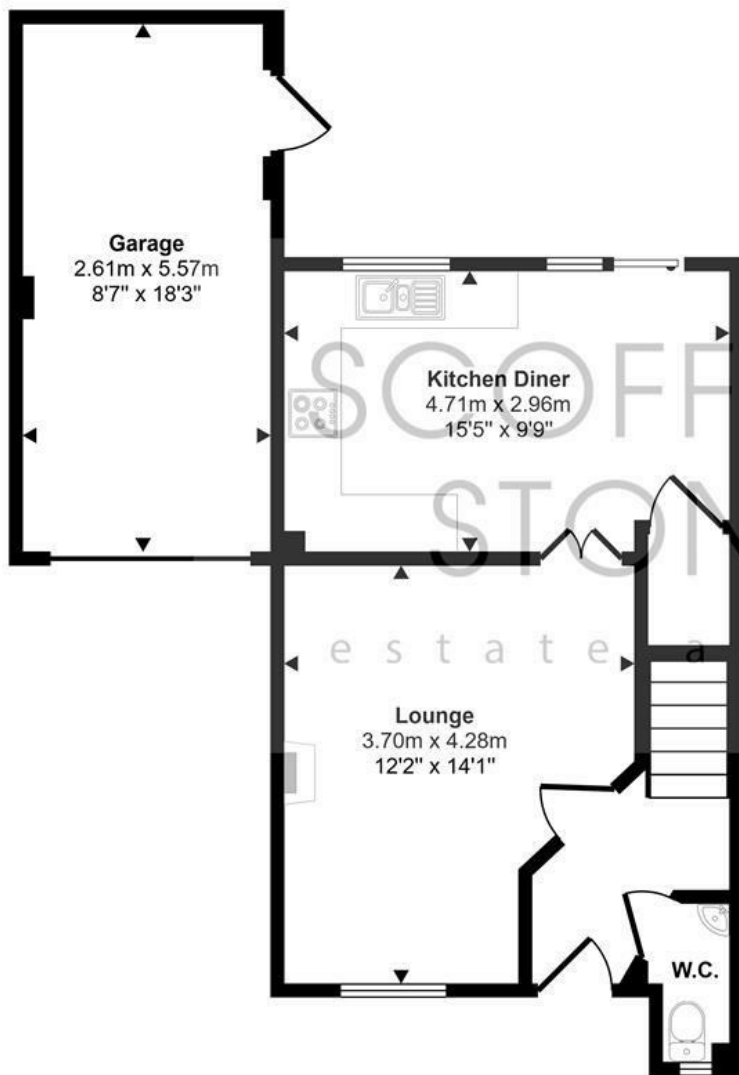
**ID Checks for buyers**

To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small charge of £25 per person to cover the cost of these checks.

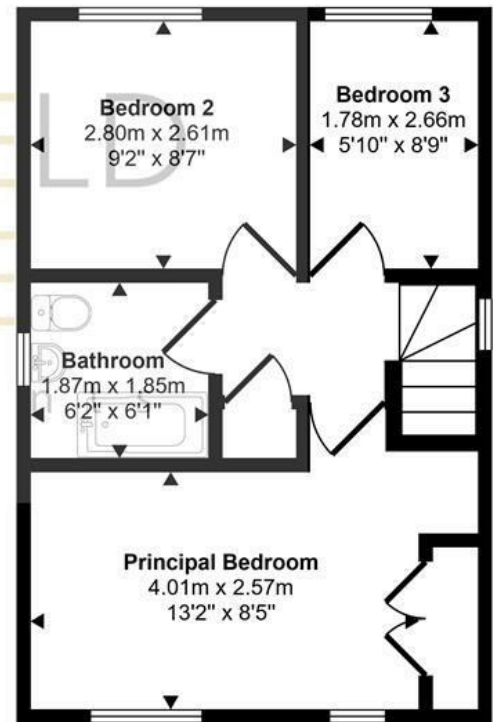


Sales: 01283 777100  
Lettings: 01332 511000  
**www.scoffieldstone.co.uk**

Approx Gross Internal Area  
86 sq m / 929 sq ft



**Ground Floor**  
Approx 52 sq m / 558 sq ft



**First Floor**  
Approx 34 sq m / 371 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

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



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