

## 178 Welland Road, Hilton, Derby, DE65 5NN

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Offers Over £130,000

Leasehold

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- Well-Presented Third Floor Apartment in a Quiet & Desirable Location
- Two Spacious Double Bedrooms
- Modern En-suite Shower Room to Bedroom One
- Stylish Shower Room with Contemporary Fittings
- Bright Open Plan Living, Kitchen & Dining Area
- Views Overlooking Hilton Remembrance Park Providing Excellent Natural Light & Pleasant Views
- Fitted Kitchen with Electric Hob, Oven & Ample Storage Units
- Neutral Décor Throughout, Ready To Move Into
- Electric Heating
- Secure Telephone Entry System





## Summary

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A well-presented third floor apartment occupying a quiet and desirable position, enjoying pleasant views across Hilton Remembrance Park. The property benefits from two bedrooms, a spacious open plan living kitchen diner, electric heating, fitted blinds throughout, a stylish ensuite shower room and two allocated parking spaces.

The apartment is neutrally decorated throughout and offers bright, well-proportioned accommodation, making it ideal for first-time buyers, investors or those looking to downsize. The open plan living area provides a comfortable space for both relaxing and entertaining, with ample room for lounge and dining furniture alongside a fitted kitchen with a range of wall and base units.

There are two well sized bedrooms, with the main bedroom benefiting from a stylish ensuite shower room, creating a private and contemporary space. The second bedroom is versatile and could be used as a guest bedroom, home office or dressing room depending on individual needs. In addition, the property benefits from a separate modern shower room comprising a shower enclosure, wash hand basin and WC.

Externally, the property benefits from two allocated parking spaces with clearly marked bays, providing convenient off-road parking for residents and visitors. Situated within the popular village of Hilton, the apartment is well placed for a range of local amenities including shops, schools and transport links, with easy access to nearby towns such as Derby and Burton upon Trent.

# F&C

## **The Location**

Hilton is a popular and well served village offering a wide range of local amenities including shops, food stores, a primary school, children's childcare nurseries, pubs and eateries. The village also benefits from a football club, soft play facilities, an equestrian centre and an active village hall hosting a variety of community events and activities.

For those who enjoy the outdoors, there are numerous pleasant walks in the surrounding open countryside, along with access to green spaces such as Hilton Nature Reserve and Hilton Remembrance Park, making the area ideal for families, dog walkers and nature lovers.

Hilton also offers excellent transport links, with convenient access to the A50 and A38, providing straightforward routes to nearby centres including Derby and Burton upon Trent.

## **Accommodation**

### **Entrance Hallway**

17'1" x 3'5" (5.22 x 1.05)

The property is entered via a welcoming hallway which is neutrally decorated and fitted with a cream carpet. The hallway benefits from a telephone entry buzzer system, an electric heater, a smoke alarm and the consumer unit. There are two ceiling light fittings within the hallway.

The hallway also provides access to two useful storage cupboards, one of which houses the water tank. A loft hatch is also located within this area.

**Open Plan Living Kitchen Diner**  
22'10" x 10'7" (6.96 x 3.25)



## Kitchen Area

The kitchen area is fitted with a range of wooden wall and base units with chrome handles and granite effect work surfaces. There is a one and a half stainless steel sink with drainer and separate hot and cold taps.

The kitchen includes a four ring electric hob with a single Indesit oven beneath and an extractor hood above. Tiled splashbacks are fitted behind the work surfaces and under counter lighting provides additional illumination.

There is space for a freestanding fridge and freezer as well as space for a utility appliance. The kitchen is neutrally decorated and fitted with laminate effect flooring, with a ceiling light fitting providing lighting.



### Living & Dining Area

The living and dining area is bright and spacious and benefits from four windows overlooking the front of the property towards Hilton Remembrance Park, allowing plenty of natural light into the room.

The area is neutrally decorated and fitted with continuous carpet from the hallway. The room benefits from two electric heaters, a television point and an Openreach connection point. There are also two pendant light fittings to the ceiling.



## Bedroom One

10'11" x 9'8" (3.34 x 2.96)

Bedroom one is a well-proportioned double bedroom located to the rear of the property and enjoys views over the car parking spaces. The room is fitted with two double wardrobes providing excellent storage space.

The bedroom features two windows allowing for good natural light and also benefits from an electric heater. The room is neutrally decorated and fitted with a cream carpet, with a pendant light fitting to the ceiling. A door from the bedroom provides direct access to the ensuite shower room.



## En-Suite

9'1" x 3'2" (2.79 x 0.98)

The ensuite shower room is fitted with grey laminate effect flooring and white walls. The suite comprises a large shower cubicle with grey marble effect tiled walls and dual shower heads.

There is a wash basin with hot and cold mixer tap and under counter storage, along with a tiled splashback and a fitted mirrored storage cupboard with touchscreen lighting. The room also includes a WC with push button flush and a charcoal heated towel rail. There is also one light fitting.



## Bedroom Two

9'1" x 7'11" (2.77 x 2.43)

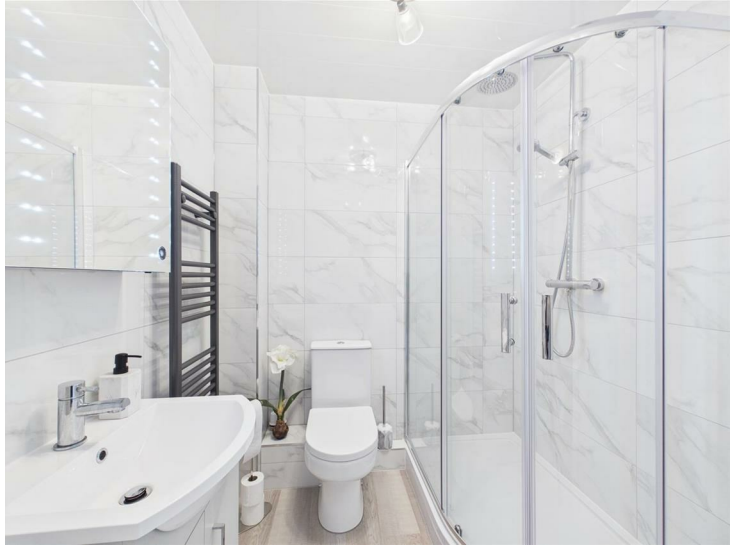
Bedroom two is another good size double bedroom and enjoys views over the rear aspect. The room is neutrally decorated and fitted with a cream carpet. The bedroom benefits from an electric heater and a pendant light fitting to the ceiling, making it a comfortable and practical space.



## Bathroom

6'2" x 5'6" (1.90 x 1.68)

The bathroom is fitted with full height marble effect wall tiling and laminate effect flooring. The suite comprises a wash basin with mixer tap and a storage cupboard beneath. There is also a WC with push button flush and a large shower cubicle with dual shower heads. The room benefits from a charcoal wall radiator, a built-in mirrored storage cupboard with infrared no-touch lighting and an extractor fan.



## Outside

The property benefits from two allocated parking spaces with painted numbered bays within the communal parking area.



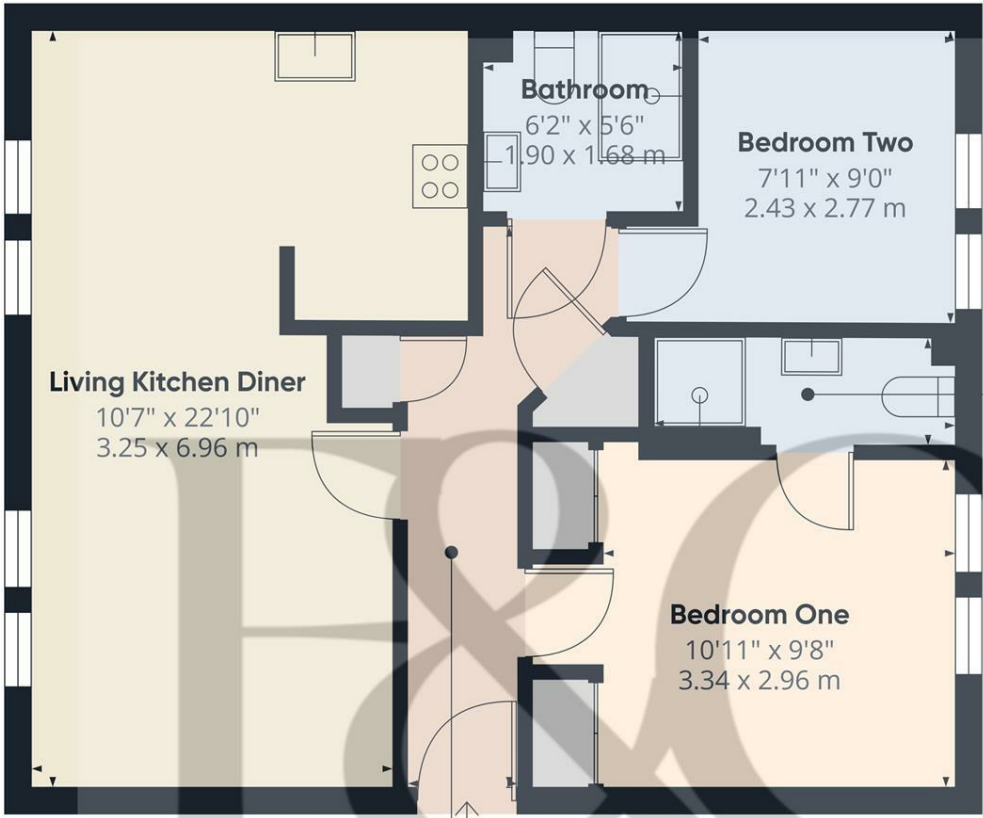
## Estate Management Fees

Please note, we have been informed by the vendor that there is an annual estate service charge of £200 and an annual service charge of £1,743.11. Should you proceed with the purchase of this property this must be verified by your solicitor.

## Council Tax Band B







**Hallway**  
 3'5" x 17'1"  
 1.05 x 5.22 m

**En-Suite**  
 9'1" x 3'2"  
 2.79 x 0.98 m

**Approximate total area<sup>(1)</sup>**  
 597 ft<sup>2</sup>  
 55.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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178 Welland Road  
Hilton  
Derby  
DE65 5NN

Council Tax Band: B  
Tenure: Leasehold



### 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>		<b>79</b>
(55-68) <b>D</b>	<b>66</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	