Welland Road, Hilton

aksresidential.com

£425,000



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This property at a glance:

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Watch the video

Welland Road, Hilton











Mikaela says:

"There's a lot to love about this four-bedroom home on Welland Road in Hilton, particularly the amount of space and flexibility it offers.

From the front, there's plenty of kerb appeal, with driveway parking, a single garage and a spacious entrance hallway welcoming you inside. The living room is a great size, giving you plenty of room for family film nights, relaxing evenings or simply having somewhere to escape when things get a little busy!

But for me, the real heart of this home has to be the extended kitchen diner. It's a fantastic space, with a modern fitted kitchen, integrated appliances, a central island with induction hob and skylights bringing in plenty of natural light. There's room here for cooking, catching up over breakfast, helping with homework and enjoying family meals, all without feeling on top of each other.

Just off the kitchen is another really useful reception space, currently used as a playroom. I love the flexibility here, as it could just as easily become a separate dining room, a snug or whatever your family needs it to be. There's also a handy downstairs WC.

Upstairs, you'll find four bedrooms, starting with the main bedroom, which has its own stylish ensuite finished with gorgeous sage green tiling. The second double has a lovely little feature in the form of an archway, creating two distinct areas within the room. I can imagine this working brilliantly for an older child or teenager wanting their own sleeping and gaming space. There's another double bedroom, a generous single and a family bathroom with a neutral finish.

Outside, the garden offers a lovely balance of lawn and patio space, with plenty of room for children to play, outdoor dining and making the most of those warmer days.

And then there's the location. Hilton is always a popular choice for families, with local schools, village amenities and plenty of nearby walks to enjoy.

It's the combination of generous living space, flexible rooms and a layout that genuinely works for everyday family life that makes this one stand out. A home with room for everyone, and plenty of potential to grow into for years to come.

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Did you spot...

This fantastic family home has a beautifully extended kitchen diner

A message from the seller:

"The thing we love most about the house is it is so spacious, more so than the average 4 bed property. The lounge and master bedroom are especially generous, with plenty room for a super king size bed in the latter. The other 3 bedrooms are also a really good size and proportion, no box or tunnel rooms here! Downstairs we have a beautiful modern kitchen dinner with a generous island, this has been a fantastic space for entertaining, whether indoors or with the bifolds thrown open and getting the BBQ on. The playroom is also really handy, lots of room for toys and it would also make a lovely cosy snug or additional guest bedroom.

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Floor Plan

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Hilton, Derby



Ground Floor

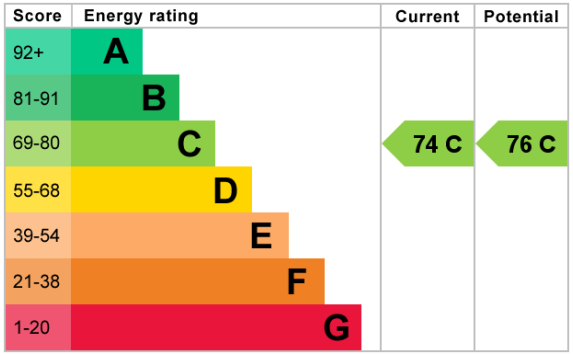
First Floor

Total floor area: 149.8 sq.m. (1,613 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Key Features:

- SPACIOUS 4 BEDROOM FAMILY HOME
- FANTASTIC VILLAGE LOCATION CLOSE TO AMENITIES, WALKS AND SCHOOLS
- SINGLE GARAGE AND DRIVEWAY PARKING FOR 2 VEHICLES
- BEAUTIFULLY EXTENDED KITCHEN DINER
- VERSATILE FAMILY LIVING SPACES
- EPC C

About the area:

The village of Hilton is a fantastic family village and has something for everyone in the family. Within Hilton there are also plenty of essential amenities including, a doctors with a pharmacy, The Post Office, several nurseries, Tesco Express, Aldi and plenty of takeaway food options. Hilton has several hair and beauty salons, a bakery, pubs around the village, a village hall and a number of play areas for children. To the back of the village hall there is a skate park, football pitches and a tennis/football court. The buses which run through the village provide a service which goes to other local villages as well as into Derby City Centre and Burton Town Centre. It has easy access to major road links with the A38 and A50 both just a couple of minutes' drive from the village and the A516 to Derby.

Schools:

There are two Primary Schools, Hilton Spencer Academy and The Mease Spencer Academy which both feed through to John Port School in the neighbouring village of Etwall.

★★★★★

300+ 5 star Google Reviews



Don't miss out on the chance to own this incredible property!

To book a viewing with **Mikaela** call **01332 30 30 30**

Click here to watch the property video

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