



183 Welland Road, Hilton, Derby, DE65 5NN

£445,000

This splendid six-bedroom detached property, spread over three storeys and located in a serene environment with excellent transport links, schools, and local amenities, features spacious reception rooms, a functional kitchen, a stunning conservatory, a double garage, and a beautiful garden, making it perfect for families seeking a peaceful, community-oriented locale with plenty of walking and cycling routes.

Summary Description

Presenting a splendid six-bedroom detached property available for sale, in a favourable location with excellent transport links, close proximity to schools, local amenities, and blessed with surrounding green spaces. This property, with its serene environment, is perfect for families looking for a peaceful locale with a strong local community and plenty of walking and cycling routes.

The property is in good condition and offers considerable space over three storeys. The ground floor houses two beautifully presented reception rooms. The first, a lounge, enjoys a pleasant view of the garden and offers direct access to the same. The second reception room, interchangeable as a dining room or study, provides a versatile living space.

The property features a functional kitchen with plenty of space for dining, and the added benefit of a utility room. It also provides access to a conservatory, which opens onto the enclosed rear garden, further enhancing the spaciousness of the property.

With six bedrooms in total, this property is ideal for accommodating a large family. All six of the bedrooms are double-sized and two have en-suite bathrooms. Additionally, bedrooms one, two and four come with built-in wardrobes providing ample storage space. The second floor houses two of these bedrooms, offering a degree of separation and privacy.

The family bathroom is recently refurbished and consists of a three-piece suite with a shower.

Unique features of this property include a double garage and parking space, provided by the double driveway, and a beautiful garden that contributes to the overall charm of the dwelling.

In summary, this property provides an excellent opportunity to own a spacious, family-friendly home in a peaceful and community-oriented location, with the added convenience of local amenities and transport links. It truly is a unique find on the edge of the estate.

Entrance Hall

Having wood effect Karndean flooring in herringbone pattern, part obscure glazed composite main entrance door, radiator.

Lounge

22'3" x 11'5" (6.8 x 3.5)



Having wood effect Karndean flooring and neutral decor with front aspect upvc double glazed window and fitted shutters, rear aspect upvc double glazed French doors to garden, radiator, tv point, telephone point.

Dining Room

8'5" x 10'1" (2.58 x 3.09)



Having wood effect Karndean flooring in herringbone pattern, stylish decor, front aspect upvc double glazed window with fitted shutters, radiator.

Breakfast Kitchen

9'10" x 16'11" (3 x 5.16)



Having ceramic tiled flooring and stylish decor with rear aspect upvc double glazed window, rear aspect upvc double glazed French doors to conservatory, a range of fitted wall and floor units to gloss grey with high quality stone effect worktops, inset stainless steel sink with drainer and vegetable preparation with chrome mixer tap, integrated dishwasher (new), integrated double electric oven, inset gas hob and chimney style extractor hood over.

Utility

Having ceramic tiled flooring and stylish decor with side aspect part obscure glazed composite door, floor and wall units to grey gloss with high quality stone effect worktop, inset stainless sink with chrome mixer tap, wall mounted Potterton boiler.

Conservatory



Having ceramic tiled flooring, full upvc double glazed framework with opaque roof and French doors to rear garden.

Guest Cloakroom

Having ceramic tiled flooring and neutral decor with inset lights to

ceiling, tiled splashbacks, low flush wc, pedestal wash hand basin with chrome monobloc tap, heated towel rail.

Stairs/Landing to first floor

Carpeted and neutrally decorated with front aspect upvc double glazed window and fitted shutters, wooden spindle staircase, radiator, airing cupboard with hot water cylinder.

Bedroom One

10'10" (to wardrobes) x 11'8" (3.31 (to wardrobes) x 3.57)



Carpeted and neutrally decorated with rear aspect upvc double glazed window and fitted shutters, fitted wardrobes, radiator, telephone point.

En Suite Shower Room

Having ceramic tiled flooring and fully tiled walls with rear aspect obscure upvc double glazed window, inset lights to ceiling, low flush wc, vanity unit with inset wash hand basin having chrome monobloc tap, shower enclosure with plumbed shower, heated towel rail.

Bedroom Four

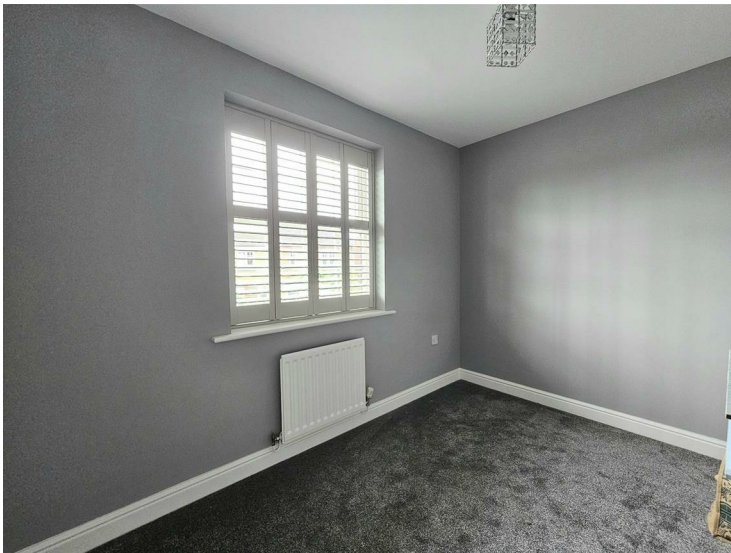
9'8" x 11'8" (2.96 x 3.58)



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

Bedroom Five

7'10" x 10'1" (2.4 x 3.09)



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

Bedroom Six

7'10" x 10'2" (2.41 x 3.1)

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

Bathroom



Having ceramic tiled flooring and stylish decor with side aspect obscure upvc double glazed window, inset lights to ceiling, tiled splashbacks, bathtub with chrome mixer tap and electric shower over, low flush wc, wall mounted wash hand basin with chrome monobloc tap and vanity cupboard, heated towel rail.

Stairs/Landing to second floor

Carpeted and neutrally decorated with wooden spindle staircase, a very deep walk in cupboard, access to roof space.

Bedroom Two

10'0" x 13'5" (3.07 x 4.09)



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

En Suite Shower Room

Having ceramic tile effect flooring and neutral decor with rear aspect Velux rooflight, inset lights to ceiling, tiled splashbacks, vanity unit with inset wash hand basin having chrome monobloc tap, low flush wc, shower enclosure with plumbed shower, heated towel rail.

Bedroom Three

18'4" x 11'8" (5.59 x 3.58)



Having wood effect laminate flooring, front aspect upvc double glazed window and fitted shutters, rear aspect Velux rooflight, over stairs storage, radiator.

OUTSIDE

Frontage and Driveway

To the front you will find a Tarmacadam driveway with adequate parking for at least two vehicles. A block paved walkway leads to the main entrance with a decorative shale border and planting providing herbaceous screening.

Garage

A double detached garage with twin metal up and over doors, rear personnel door, light and power.

Rear Garden



To the rear you will find an enclosed garden which has been attractively landscaped to provide a mixture of stone paved patio and lawn. There is a handy area to the far side which provides further options for storage, cold water tap.

Material Information

Verified Material Information

Council tax band: E

Council tax annual charge: £1633.02 a year (£136.09 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 6 bedrooms, 3 bathrooms

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

All information is provided without warranty. Contains HM Land

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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.

For further Material Information about this property please visit:
<https://moverly.com/sale/7SZM33JFTwMfWivuVjHNjS/view>

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.

Buying to Let?

Guide achievable rent price: £2000pcm

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

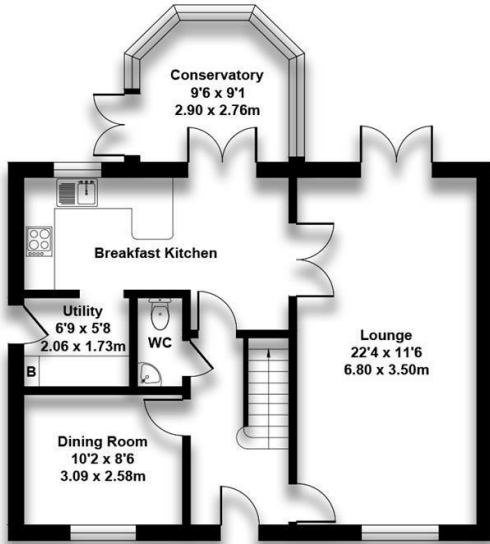
what3words ///silence.cherubs.fines



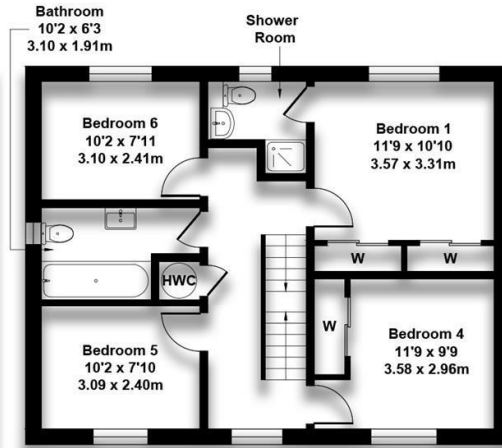
Sales: 01283 777100
Lettings: 01332 511000
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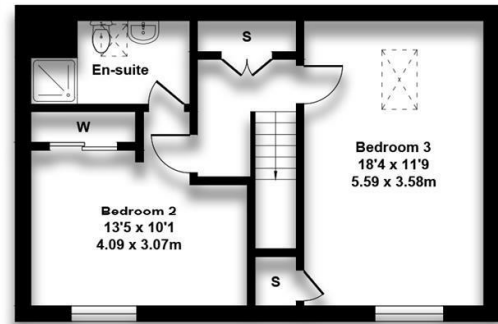
Approximate Gross Internal Area
1905 sq ft - 177 sq m



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	
		76	84

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



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