



**40 Welland Road, Hilton, Derby, Derbyshire, DE65 5GZ**

**£450,000**

This immaculate detached house, located in a sought-after area, offers a blend of luxury and practicality with four double bedrooms, a stylish open-plan kitchen, a cosy reception room with a garden view, a double garage, and a beautifully maintained garden, making it perfect for families seeking convenience and comfort near schools, parks, and transport links.



### Summary Description

Presenting an immaculate, detached house, for sale in a sought-after location. This remarkable property boasts quality appointments, including Karndean flooring and a high-quality kitchen.

The house is composed of one reception room, four bedrooms, and a single bathroom. The reception room is a testament to comfort and style, featuring a cosy fireplace, garden view, and direct access to the garden. Perfect for relaxing or entertaining guests.

The kitchen is a chef's dream with its open-plan design, dining space, and breakfast area. It features quartz worktops, high-quality appliances, and a utility room. The under-stairs pantry provides additional storage. The garden view from the kitchen adds an element of serenity to your culinary endeavours.

The property boasts four double bedrooms. The master bedroom is a sanctuary in itself with an en-suite bathroom and built-in wardrobes. The second bedroom also includes built-in wardrobes, providing ample storage.

The bathroom is stylishly designed, complementing the overall pristine condition of the property.

The property's unique features include a fireplace, open-plan living, private parking, a beautiful garden, a double garage, and home office solutions. This makes it an ideal abode for families.

Additionally, the property is well situated, with convenient access to public transport links, nearby schools, local amenities, green spaces, parks, walking routes, and cycling routes. The garage is a superb double in excellent condition, with good driveway space. The immaculate garden is a haven for outdoor lovers.

This property is more than a home; it's a lifestyle.

### Entrance Hall

Having wood effect Karndean flooring and neutral decor with front aspect part decorative obscure glazed composite main entrance door, radiator.

### Study

8'3" x 9'1" (2.52 x 2.78)



Carpeted and neutrally decorated with front aspect upvc double glazed bow window, radiator, telephone point.

### Sitting Room

14'11" x 14'5" (4.56 x 4.4)



Carpeted and neutrally decorated with rear aspect upvc double glazed patio doors to garden, Adam style fireplace with decorative cast iron hearth, tv and telephone point, radiator.

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### Kitchen/Diner

23'8" x 14'11" (7.22 x 4.56)



Having wood effect Karndean flooring and neutral decor with two rear aspect upvc double glazed windows, two side aspect upvc double glazed windows, inset lights to ceiling, fitted wall and floor units to shaker style with Quartz worktops, inset composite sink with drainer, vegetable preparation and mixer tap, inset induction hob with contemporary chimney style extractor hood, integrated electric oven, integrated combination microwave oven with warming drawer, integrated fridge/freezer. All appliances are Neff. Under stairs pantry cupboard, two radiators.

### Utility Room

4'10" x 8'5" (1.48 x 2.57)

Having wood effect Karndean flooring and neutral decor with side aspect part obscure glazed composite door to side passage, fitted wall and floor units to shaker style with stone effect roll edge worktop, under counter space and plumbing for appliances, wall mounted Vaillant gas system boiler, radiator. Access to garage.

### Guest Cloakroom

Having wood effect Karndean flooring and neutral decor with side aspect upvc double glazed window, low flush wc, wall mounted wash hand basin with chrome hot and cold taps and tiled splashbacks, radiator.

### Stairs/Landing

Carpeted and neutrally decorated, airing cupboard, access to roof space. The attic is partly boarded and has light.

### Bedroom One

12'9" x 11'10" (3.9 x 3.61)



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

### En Suite Shower Room

Having slate tile effect cushion flooring and neutral decor with front aspect obscure upvc double glazed window, pedestal wash hand basin with chrome hot and cold taps, low flush wc, shower enclosure with plumbed shower, radiator.

### Bedroom Two

11'10" x 9'10" (3.63 x 3)



Having wood effect laminate flooring and neutral decor with front aspect upvc double glazed window, fitted wardrobes, radiator.



**Bedroom Three**

8'11" x 12'0" (2.73 x 3.66)



Having wood effect laminate flooring and neutral decor with rear aspect upvc double glazed window, radiator.

**Bedroom Four**

8'11" x 9'8" (2.73 x 2.97)



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

**Bathroom**

5'5" x 7'6" (1.67 x 2.31)



Having wood effect cushion flooring and neutral decor with rear aspect obscure upvc double glazed window, bathtub with chrome mixer tap having shower attachment, plumbed shower over bath, pedestal wash hand basin with chrome hot and cold taps, low flush wc, radiator, shaving point.

**OUTSIDE**

**Double Garage**

16'11" x 16'11" (5.17 x 5.16)



Accessed via the utility room you will find this immaculately presented double garage, with metal up and over door, upvc obscure double glazed front aspect window, light and power.



### Frontage and Driveway



The property certainly has kerb appeal, with well maintained decorative borders with hedge and tree planting. Car parking is provided by a Tarmacadam double driveway.

### Rear Garden



With gated access from the rear of the garage, you will find this enclosed and very private garden which has been attractively landscaped to provide a mixture of stone paved patio, lawn and planted herbaceous borders. Cold water tap.

### Material Information

Verified Material Information

Council tax band: E  
Tenure: Freehold  
Property type: House  
Property construction: Standard undefined construction  
Energy Performance rating: Survey Instructed  
Electricity supply: Mains electricity  
Solar Panels: No

Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Mains gas-powered central heating is installed.  
Heating features: Double glazing  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Good  
Parking: Garage, Driveway, and Private  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term area flood risk: No  
Historical flooding: No  
Flood defences: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: Wide doorways  
Coal mining area: No  
Non-coal mining area: No  
Loft access: No

For additional material information, please follow the link:  
<https://moverly.com/sale/QtJUFstATqi85ww787ZLLU/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

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: £1800 pcm

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. Scofield 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 ///furniture.void.soccer

### ID Checks for buyers

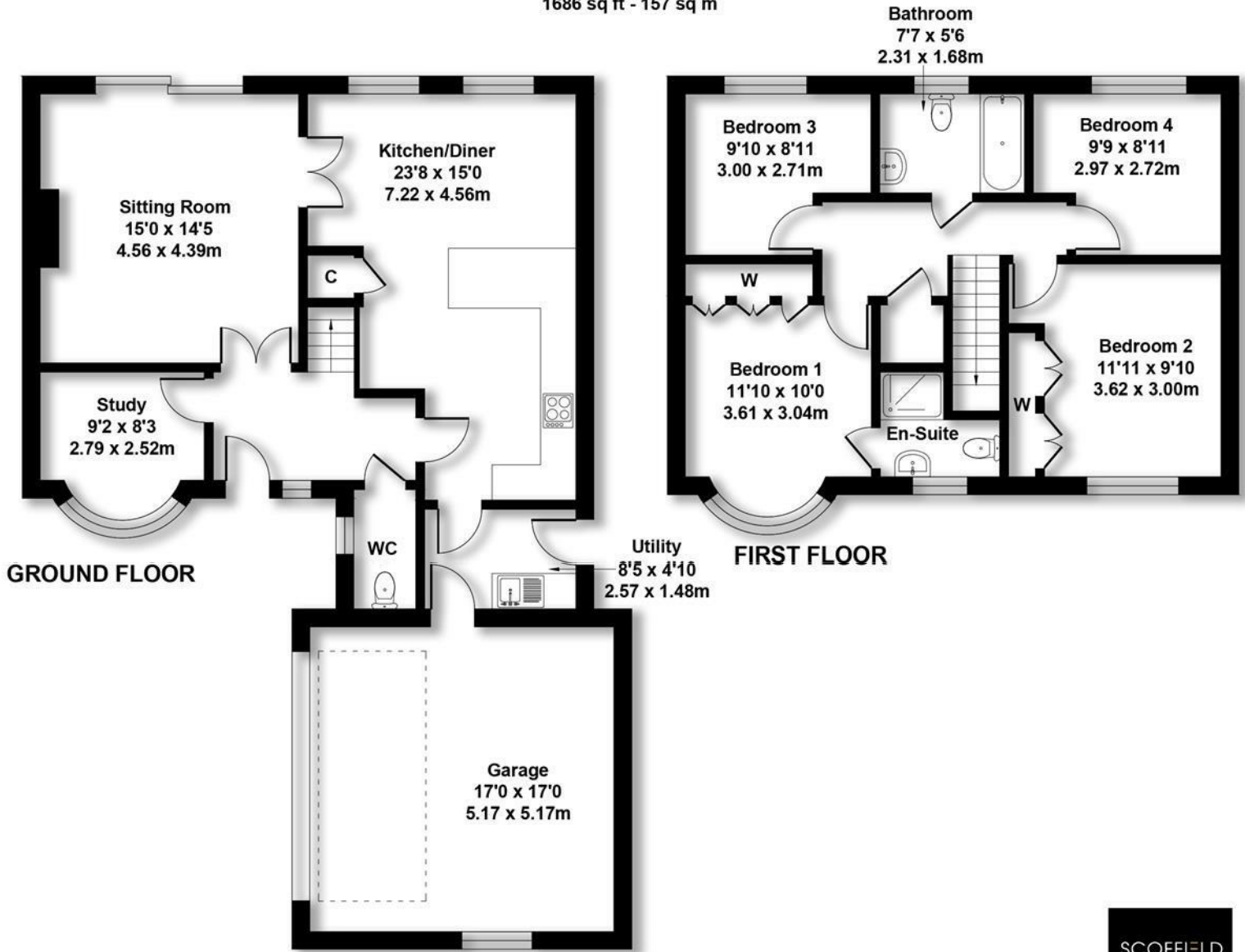
To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small charge of £25 per person to cover the cost of these checks.



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# 40 Welland Road

Approximate Gross Internal Area  
1686 sq ft - 157 sq m



Not to Scale. Produced by The Plan Portal 2025  
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STONE  
estate agents



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	

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



**Hilton Office**  
Unit 6, Neighbourhood Centre  
Witham Close,  
Hilton, Derby DE65 5JR

t: Sales 01283 777100  
t: Lettings 01332 511000  
e: [info@scofieldstone.co.uk](mailto:info@scofieldstone.co.uk)  
w: [www.scofieldstone.co.uk](http://www.scofieldstone.co.uk)

Co Reg No. 8975758 VAT No. GB186513980