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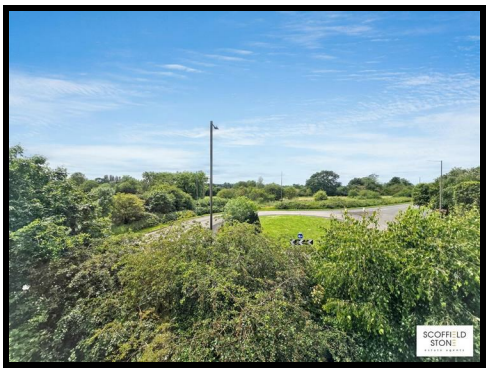

187 Welland Road, Hilton, Derby, DE65 5NN

£230,000

A superbly presented three bedroom, three storey mid terraced home, offered chain free in a secluded tree lined cul de sac position on the edge of Hilton. With three double bedrooms, en suite, garden, parking and garage, this is a fantastic opportunity for first time buyers or growing families.

Sales: 01283 777100
Lettings: 01332 511000
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Summary Description

Offered for sale with no upward chain, this superbly presented three storey, three bedroom mid terraced home occupies a secluded, tree lined cul de sac position on the edge of Hilton village. With a total floor area of approximately 92 square metres (985 square foot), the property provides well planned accommodation across three floors and is likely to appeal to first time buyers, professional couples and growing families seeking a well maintained home in a convenient South Derbyshire location.

The ground floor includes a welcoming entrance hall, a versatile dining room that could also work well as a home office, a stylish guest cloakroom and a well appointed kitchen with shaker style units, stone effect work surfaces, integrated oven, gas hob and French doors opening to the enclosed rear garden. To the first floor, there is a bright front facing lounge and a generous double bedroom, while the second floor offers two further double bedrooms, including an impressive principal bedroom with en suite shower room, plus a family bathroom. Outside, the property benefits from a private frontage, low maintenance rear garden, driveway parking and a detached single garage accessed beneath an attractive arched entrance.

Welland Road is set in a popular residential area of Hilton, close to village amenities, local shops, eateries, schools and everyday services. The village is well placed for access to Derby, Burton upon Trent, Toyota, Rolls Royce and the wider road network, including the A50, A38 and nearby routes towards the M1. Countryside walks and open green space are also within easy reach, making this an excellent option for buyers wanting village convenience with a more tucked away setting.

Entrance Hall

A welcoming entrance hall featuring attractive wood flooring, a front facing panelled galvanised main entrance door, radiator, telephone point and a useful understairs storage cupboard.

Dining Room/Bedroom

8'6 x 11'2 (2.59m x 3.40m)

A comfortable and versatile dining room, positioned to the front of the property, with fitted carpet, UPVC double glazed window, radiator and telephone point. Ideal for formal dining, family meals or use as a home office.

Breakfast Kitchen

12'9 x 8'11 (3.89m x 2.72m)

A well appointed kitchen enjoying direct access to the rear garden through UPVC double glazed French doors, complemented by a further rear facing UPVC double glazed window. The room features ceramic tiled flooring and a range of shaker style wall and base units with stone effect work surfaces, tiled splashbacks and under counter lighting. Additional features include an inset composite sink with drainer and chrome mixer tap, integrated electric oven, gas hob, chimney style extractor hood, under counter space and plumbing for appliances, and a wall mounted gas boiler.

Guest Cloakroom

4'3 x 4'4 (1.30m x 1.32m)

A stylish and practical guest cloakroom fitted with contemporary ceramic tiled flooring, wall panelling, pedestal wash hand basin with chrome taps, toilet, radiator and chrome heated towel rail.

Stairs and Landing One

A carpeted staircase with wooden spindle balustrade rising to the first floor accommodation.

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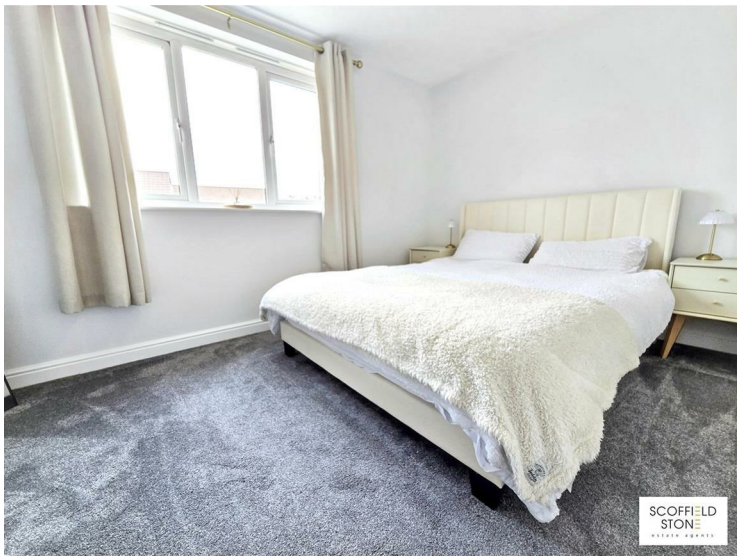
Lounge
12'9 x 9'3 (3.89m x 2.82m)

A bright and inviting lounge positioned to the front of the home, featuring two UPVC double glazed windows, fitted carpet, radiator, TV point and telephone point. A comfortable reception space for relaxing or entertaining.

Bedroom Two
12'9 x 9'0 (3.89m x 2.74m)



A well proportioned double bedroom overlooking the rear garden through a UPVC double glazed window, with fitted carpet and radiator.

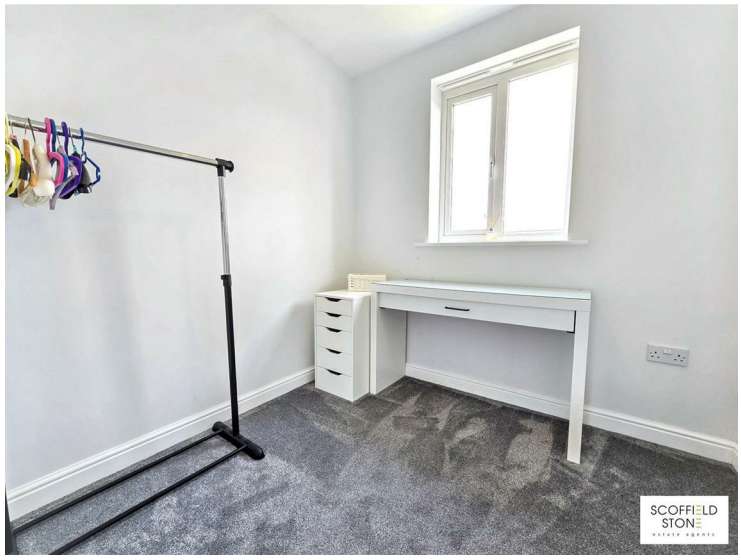
Stairs and Landing Two
A further carpeted landing with wooden spindle balustrade, radiator and access to the roof space.

Bedroom One
12'10 x 9'5 (3.91m x 2.87m)

An impressive principal bedroom positioned to the front of the property, enjoying excellent natural light from two UPVC double glazed windows. The room is finished with fitted carpet and wall panelling, with a radiator, telephone point and useful over stairs airing cupboard housing the hot water cylinder.

En Suite Shower Room
5'6 x 5'0 (1.68m x 1.52m)
A smart en suite shower room fitted with ceramic tile effect flooring, tiled splashbacks, pedestal wash hand basin with chrome taps, low flush WC and a shower enclosure with plumbed shower and rainfall attachment. A chrome heated towel rail completes the space.

Bedroom Three
7'4 x 6'11 (2.24m x 2.11m)



A pleasant third bedroom with rear facing UPVC double glazed window, fitted carpet and radiator, offering flexibility as a bedroom, nursery, dressing room or study.

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Bathroom
5'0 x 10'6 (1.52m x 3.20m)

A well presented family bathroom with ceramic tile effect cushion flooring, rear facing obscure UPVC double glazed window and tiled splashbacks. The suite includes a pedestal wash hand basin with chrome taps, bathtub with chrome mixer tap and shower attachment, low flush WC and chrome heated towel rail.

OUTSIDE

Frontage
The property enjoys an attractive private frontage, set behind a tree lined approach with paved access leading to the front entrance.

Rear Garden

The enclosed rear garden has been designed for ease of maintenance and everyday enjoyment, featuring a paved patio, lawn, outdoor power socket and cold water tap.

Parking and Garage

An arched entrance between 43 and 45 Sherbourne Drive provides access to a detached single garage and parking area.

Material Information
Verified Material Information

Costs and tenure
Tenure: Freehold
Council tax band: D
EPC rating: C
The building
Mid-terrace house, standard brick and block construction
3 bedrooms, 2 bathrooms, 2 receptions
Accessibility adaptations: None
Loft: insulated and boarded, accessed by Through hatch
Outside areas: Rear garden and Front garden

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone ok, Three good, EE good
Parking: Allocated, Garage, and Off Street
In a controlled parking zone
No disabled parking available

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
No environmental risks recorded
Onward chain: no

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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.

Follow the link for the full report:
https://moverly.com/sale/JKQTBywwe1BC6Ui9D1VqcB/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.

Location / what3words

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Buying to Let?

Guide achievable rent price: £1100pcm

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 non-refundable charge of £25 per person to cover the cost of these checks.

Approx Gross Internal Area
92 sq m / 985 sq ft

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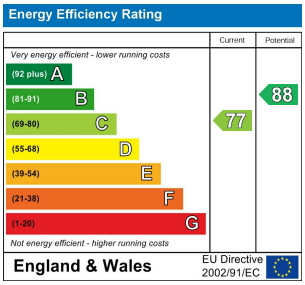
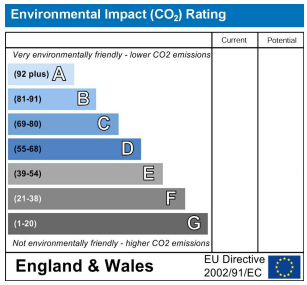
Ground Floor
Approx 30 sq m / 326 sq ft

First Floor
Approx 30 sq m / 328 sq ft

Second Floor
Approx 31 sq m / 332 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.





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