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Let by



**93 Welland Road, Hilton, Derby, DE65 5GZ**

**£1,200 PCM**

Located in the sought-after village of Hilton, this three bedroom detached home offers excellent family accommodation with lounge, kitchen/diner, guest cloakroom, driveway, garage and private garden.

Council Tax Band: (C) EPC rating: (C) Deposit: £1380 and a holding deposit of £275 which will go towards the successful applicants first months rent.



Sales: 01283 777100  
Lettings: 01332 511000

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### Summary Description

Situated within a popular residential development in Hilton, this three bedroom detached property offers an excellent opportunity for those seeking a spacious family home. Enjoying a convenient position on a bus route, with children's play areas and green spaces nearby, it is an appealing choice for families.

The accommodation briefly comprises a welcoming entrance hall, a generously sized lounge with feature fireplace, and a bright kitchen/diner with patio doors opening to the rear garden. A guest cloakroom completes the ground floor. To the first floor are three well-proportioned bedrooms, including a main bedroom with fitted wardrobe, alongside a family bathroom. Outside, the property enjoys a private rear garden with lawn, patio and established borders, together with driveway parking and a single garage offering further storage and utility space.

Hilton is a well-connected Derbyshire village popular with families and commuters alike. A range of local amenities are within easy reach, including shops, eateries and healthcare services. The village is also well served for primary schooling, with John Port Spencer Academy in nearby Etwall providing highly regarded secondary education. Excellent road links to Derby, Burton upon Trent and beyond are available via the A50, A38 and A516, while East Midlands Airport and Derby railway station are within easy commuting distance.

### Entrance Hall

Having wood effect laminate flooring, front aspect part obscure glazed main entrance door, radiator.

### Lounge

12'1" x 14'0" (3.7 x 4.28)



Carpeted, front aspect upvc double glazed window, contemporary wood Adam style fireplace with electric fire, tv and telephone points, radiator.

### Kitchen/Diner

15'5" x 9'8" (4.71 x 2.96)



Having ceramic tiled flooring, rear aspect upvc double glazed window, rear aspect upvc double glazed sliding patio doors to garden, fitted wall and floor units to wood effect with eggshell effect roll edge worktop and tiled splashbacks, integrated electric oven with gas hob over and chimney style extractor hood, under counter space and plumbing for appliances, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap, under stairs storage cupboard, radiator.

### Guest Cloakroom



Having wood effect laminate flooring, front aspect obscure upvc double glazed window, low flush wc, pedestal wash hand basin with chrome hot and cold taps and tiled splashback, radiator.

### Stairs/Landing

Carpeted, walk in cupboard, access to roof space via fitted metal ladders.

# 93 Welland Road, Hilton, Derby, DE65 5GZ

## Bedroom One

13'1" x 8'5" (4.01 x 2.57)



Carpeted, two front aspect upvc double glazed windows, fitted wardrobe, tv and telephone points, radiator.

## Bedroom Two

9'2" x 8'6" (2.8 x 2.61)



Carpeted, rear aspect upvc double glazed window, telephone point, radiator.

## Bedroom Three

5'10" x 8'8" (1.78 x 2.66)



Carpeted, rear aspect upvc double glazed window, radiator.

## Bathroom

6'1" x 6'0" (1.87 x 1.85)



Having wood effect laminate flooring, side aspect upvc double glazed window, tiled splashbacks, bathtub with chrome mixer tap having shower attachment and plumbed shower over, pedestal wash hand basin with chrome mixer tap, low flush wc, radiator.

## OUTSIDE

### Frontage and Driveway



A lawn greets the property with pathway to the main entrance. Car parking is provided by the driveway to the left, having adequate parking for two cars parked in tandem.

## Garage

An attached single garage with metal up and over door, wood personnel door to garden, light, power, roof storage, wall mounted Ideal Logic gas combination boiler.

## Rear Garden



## Disclaimer 03/2021 (Hilton)

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.

A generous, enclosed and private garden with paved patio, lawn and decorative herbaceous border.

## Material Information

Verified Material Information

### Costs & tenure

Tenure: Freehold

Council tax band: C

EPC rating: C

Monthly rent: £1,200

### The building

Detached house, standard construction

3 bedrooms, 1 bathroom, 1 reception

Accessibility adaptations: None

### Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone ok, Three good, EE good

Parking: Garage and Driveway

### Risks & restrictions

Not a listed building

Not in a conservation area

No tree preservation order

No environmental risks recorded

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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.

## Location / what3words

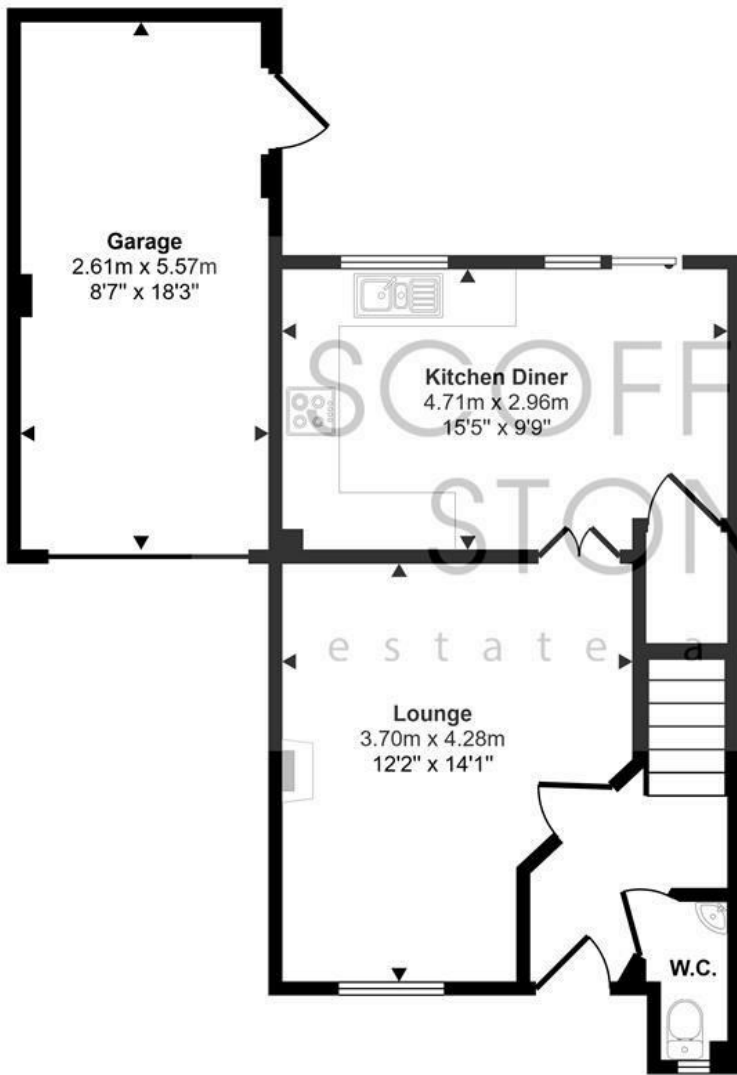
///organist.spices.dumpling



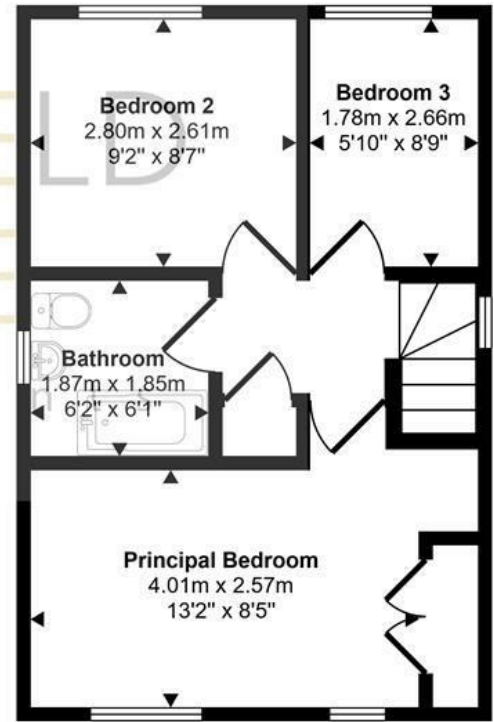
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Approx Gross Internal Area  
86 sq m / 929 sq ft



**Ground Floor**  
Approx 52 sq m / 558 sq ft



**First Floor**  
Approx 34 sq m / 371 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	72	
(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	



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