

Yew Tree Road

Hatton, Derby, DE65 5EX



Located in the sought-after South Derbyshire village of Hatton, this wonderful link-detached family home offers a well-designed layout, three generously sized bedrooms, a spacious rear garden, driveway, and garage—making it the ideal choice for family living.

£240,000

John German 

This spacious and well-presented link-detached home in Hatton is ideally suited to a growing family. To the front of the property, a tarmacked driveway provides off-road parking and is complemented by a neatly maintained lawn. The driveway leads onto the garage, which is equipped with power and lighting, accessed via an up and over door to the front.

The home opens up into the entrance hallway, with a downstairs w/c to the left. A modern fitted kitchen is located at the front of the property. To the back the home benefits from a very spacious lounge and a conservatory which overlooks the rear garden.

The first floor landing boasts three separate bedrooms, two of which could comfortably fit a double bed alongside bedroom furniture. All three bedrooms share a family bathroom which has a bath with mixer taps and shower above, w/c and wash hand basin.

The rear garden is a brilliant size, mainly laid to lawn and privately enclosed by wooden fencing to the perimeter. An external door from the garden gives access to the garage.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

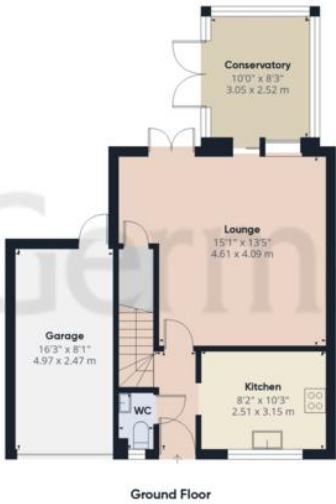
Local Authority/Tax Band: South Derbyshire District Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency www.southderbyshire.gov.uk

Our Ref: JGA/11062025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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Approximate total area[®]
964 ft²
89.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

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 RICS

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propertymark
PROTECTED

 The Property
Ombudsman

 APPROVED CODE
TRADING STANDARDS UK

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Agents' Notes

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