

Oakwood Close

Hatton, Derby, DE65 5QN

John German



John German



Oakwood Close

Hatton, Derby, DE65 5QN

£295,000

This detached bungalow is set in a lovely cul de sac location and features a superb upgraded interior to include a spacious lounge with garden views, stunning large refitted kitchen/diner, two good size bedrooms, refitted shower room, drive and garage. No upward chain.



John German

Featuring a lovely modernised interior, this superb bungalow is ready to move into and available with no chain. Hatton offers an ideal village location with a train station, choice of shops and pubs, together with excellent links to the nearby centres of Derby, Burton on Trent and beyond.

Set in a cul-de-sac of bungalows, there is shared access to a block paved drive with an up and over door to the garage. The front garden has a path to the storm porch with the entrance door opening into a welcoming hall, having a useful double storage cupboard and doors leading off.

The bungalow features an ideal layout with a rear facing, spacious lounge having a fireplace and patio doors opening out to the garden. Across the hall is the highlight of the property, a stunning refitted kitchen/diner featuring a range of units, integrated appliances including oven, hob and space for further appliances. There is plenty of space for a breakfast or dining table, window framing gardens views and door to side access. Please note, the Welsh dresser unit is not included within the sale, but may be available by separate negotiation.

There are two bedrooms, both generously sized with views to front and the shower room has been modernised and refitted to include a large shower with screen, vanity units with basin, WC, towel rail/radiator and illuminated mirror.

The garage has an up and over door, gas central heating boiler and a useful internal door to the hall. The rear garden has a shaped lawn and borders with side access via gate.

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 D

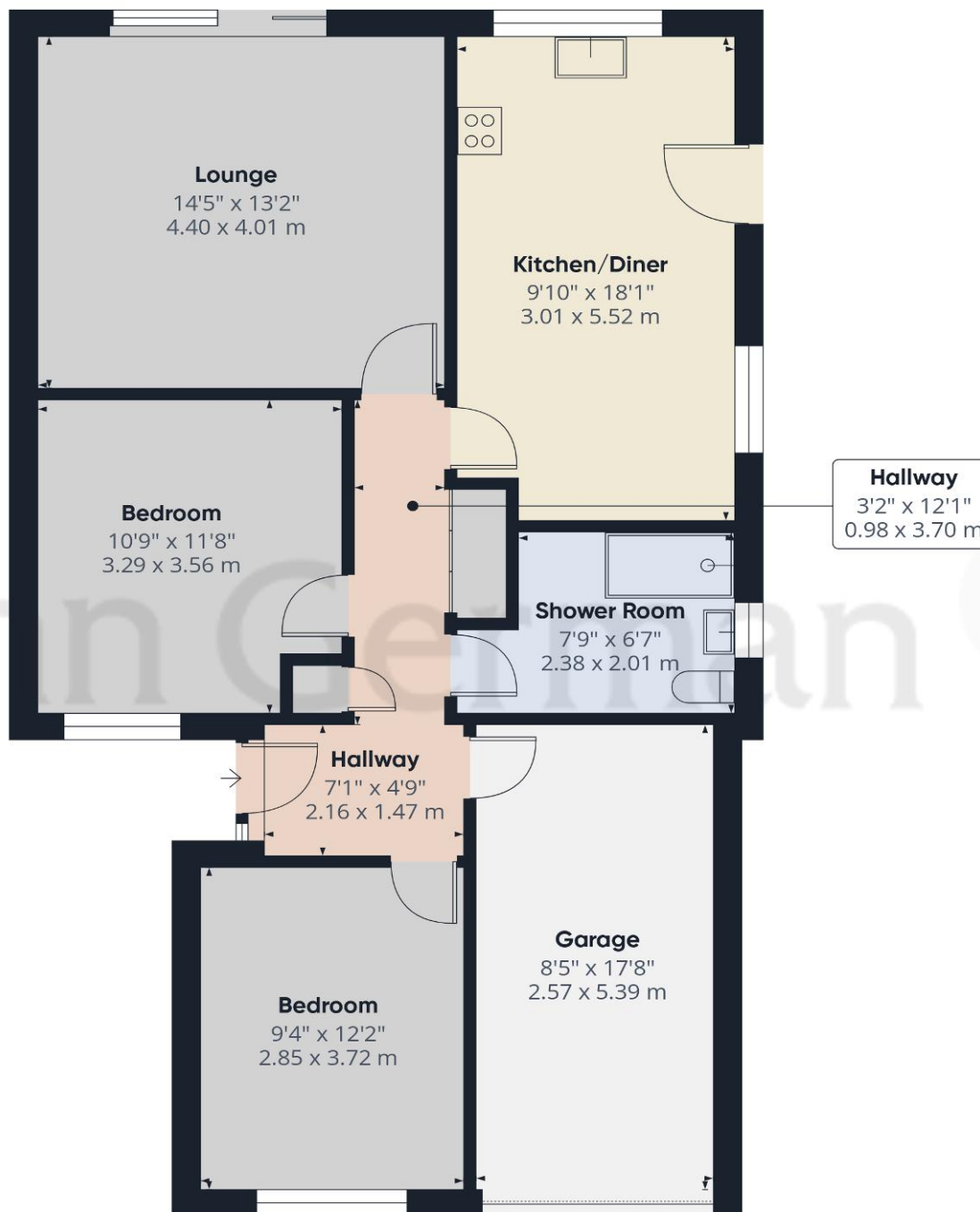
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/26112025

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. We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Approximate total area⁽¹⁾

908 ft²

84.3 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





Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



