



John German



Set on a generous mature plot providing lovely private gardens as well as extensive parking, carport and covered patio area. The spacious living accommodation includes a dining kitchen conservatory, separate lounge and a ground floor WC with three good sized bedrooms and a family bathroom.

£250,000

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Hatton is an excellent location for families boasting a number local shops with a greater range to be found in nearby Tutbury and Hilton. There are a variety of options for schools within the local area, Heath Fields Primary School lies within the village and Hilton Primary School and Wakefield C of E Primary Academy are nearby. In addition, is John Port Spencer Academy, which welcomes students between the ages of 11 and 18.

Entrance to the property is via the front porch which opens into the entrance hallway where stairs lead to the first floor and doors lead off to the ground floor living spaces. The hallway boasts great storage with plenty of space under the stairs, in addition to a large storage cupboard which houses the central heating boiler.

Off the hallway is the ground floor WC, which doubles as a utility room, fitted with a window to the front, low flush WC and hand wash basin, wall mounted storage cupboards and space and plumbing for a washing machine. The living room overlooks the front elevation via a large recessed picture window.

The large dining kitchen is located to the rear with a window overlooking the rear garden and sliding patio doors that open into the conservatory. The kitchen has a spacious dining area and is fitted with an extensive range of base and eye level units with under unit lighting, roll edge worksurfaces, inset one and a half bowl stainless steel sink unit with mixer tap, tiled splashbacks, eye level double oven, and four ring gas hob with pull out extractor hood over. The brick built conservatory has windows overlooking the rear garden with fitted blinds, French doors and a second entrance door leading to the covered patio area.

On the first floor, stairs lead to a central landing with three well proportioned bedrooms and a family bathroom. The fully tiled bathroom has a window to the rear, large built-in airing cupboard and is fitted with a full four piece suite comprising concealed flush WC and vanity wash basin with storage beneath, corner shower enclosure and a panelled bath.

Outside, the property is set well back from the road behind a lawned front garden with a driveway to the side providing gated access into a large side carport, which extends around to the rear of the house to create an excellent covered seating area. The generous gardens back onto fields at the rear and are mainly laid to lawn with mature shrubs and trees and an extended paved patio.

**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 & carport

**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 B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)

**Our Ref:** JGA/274062025

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Approximate total area<sup>(1)</sup>

1008 ft<sup>2</sup>  
93.6 m<sup>2</sup>

Reduced headroom  
1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

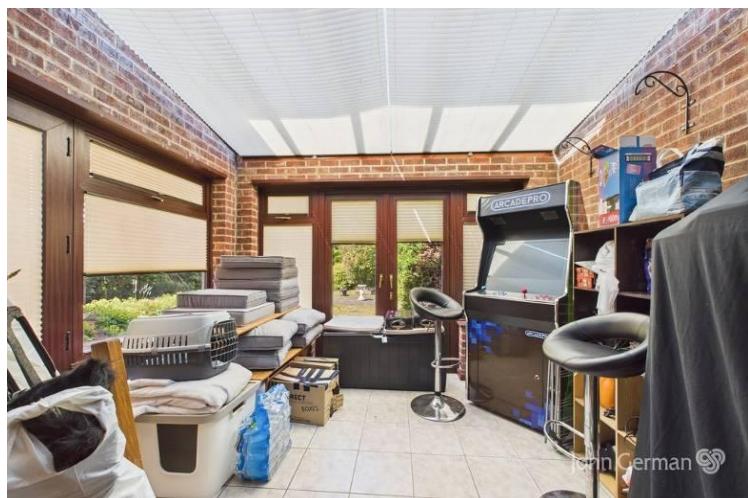


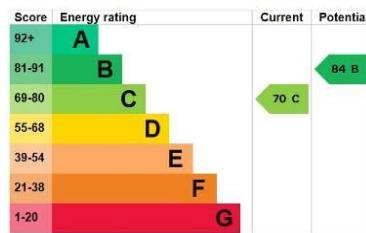
(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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

GIRAFFE 360





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