

SCARGILL  
MANN & CO

EST. 1995



62 Eaton Close

, Hatton, DE65 5ED

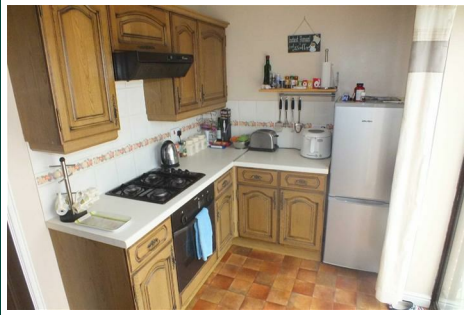
Price £189,950



# 62 Eaton Close

, Hatton, DE65 5ED

**Price £189,950**



## GENERAL INFORMATION

A well presented and pleasantly located two bedroomed semi-detached residence in the popular Eaton Close cul de sac within Hatton. The property is sold with the benefit of no upward chain and backs onto gardens and fields behind offering pleasant open views especially from the first floor level.

The property is set back behind a lawned fore garden and driveway and also benefits from a garage which was latterly added on by the current vendors.

To the rear of the property is an 'L' shaped lawned garden.

Internally the property is double glazed and gas centrally heated with entrance hall, spacious living room, conservatory and fitted kitchen. First floor landing leads to two bedrooms and bathroom.

Hatton is a popular village and offers train station, a selection of supermarkets, schooling, further retail outlets and regular bus service. Neighbouring Tutbury combines to offer boutique style shops and cafe's along with its famous castle. Hatton also gives easy access to nearby transport links.

## ACCOMMODATION

### GROUND FLOOR

#### PANELLED ENTRANCE DOOR

With glazed inset, provides access to:

#### ENTRANCE HALL

With central heating radiator, telephone point, sealed unit double glazed window to front, panelled door to:

#### LIVING ROOM

17'4" x 11'11" (5.28 x 3.64)

With feature fireplace incorporating decorative surround, marble hearth and gas fire, central heating radiator, TV point, shelf, staircase to first floor, useful under stairs storage cupboard.

## KITCHEN

11'11" x 6'9" (3.63 x 2.07)

With a range of roll edge preparation surfaces having tiled surrounds, inset sink unit, fitted base cupboard and drawers, complementary wall mounted cupboards, inset four plate gas hob with extractor hood over, built in oven and grill beneath, appliance spaces suitable for a fridge/freezer and washing machine, recently installed gas fired Worcester boiler, sealed unit double glazed sliding patio door to:

## CONSERVATORY

10'2" x 10'0" (3.11 x 3.06)

Of brick base and UPVC double glazed framed construction with French doors to rear garden.

## FIRST FLOOR

### LANDING

With door to:

#### BEDROOM 1

11'11" x 9'1" (3.62 x 2.78)

With central heating radiator, TV point, sealed unit double glazed window to rear with open view.

#### BEDROOM 2

12'0" x 9'0" (3.66 x 2.75)

With central heating radiator, cupboard, sealed unit double glazed window to front.

## BATHROOM

6'9" x 5'7" (2.07 x 1.7)

Being part tiled with a suite comprising low flush WC, pedestal wash hand basin, bath with Triton shower over, central heating radiator, extractor fan, sealed unit double glazed window to side.

## OUTSIDE

To the rear of the property is a lawned garden with timber shed

To the front of the property is a lawned fore garden with adjacent driveway providing off road parking and garage which was a valuable addition to the property some years ago. Please note the standard two bed semi-detached on this estate does not benefit from a garage.

Tel: 01283548194

## VIEWING

Strictly by appointment through Scargill Mann & Co

## AGENTS NOTES

Please note that photographs were taken before the current tenant was in residence.

## BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

## CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

## CONSTRUCTION

Standard Brick Construction

## COUNCIL TAX BAND

South Derbyshire District Council - Band B

## CURRENT UTILITY SUPPLIERS

Gas

Electric

Oil

Water - Mains

Sewage - Mains

Broadband supplier

## FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environmental-agency>

<http://www.gov.uk/>

## SCHOOLS

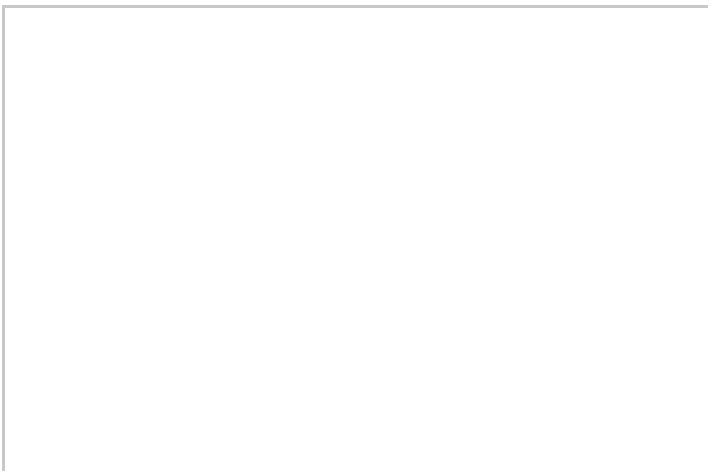
<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

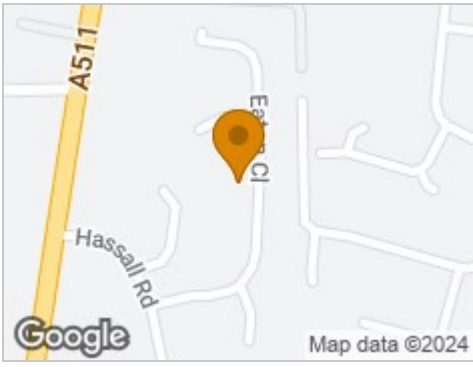
<http://www.derbyshire.gov.uk/>

## TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.



## Road Map



## Hybrid Map



## Terrain Map



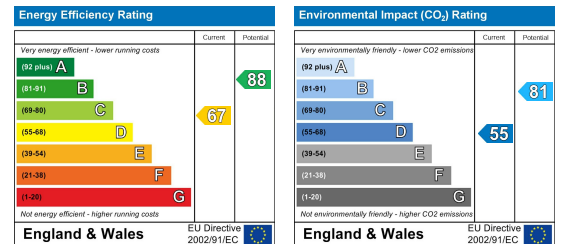
## Floor Plan



## Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. 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.