

**11 Castle View
Hatton
Derby
DE65 5QL**

**Offers In The
Region Of
£299,950**



- NO UPWARD CHAIN
- TWO/THREE BEDROOM BUNGALOW
- MODERN FITTED KITCHEN WITH ATTRACTIVE WORK TOPS
- RE-FITTED WET ROOM COMPLETED IN 2025
- CONSERVATORY
- TWO DOUBLE BEDROOMS
- ATTRACTIVE GARDENS
- PARKING
- GARAGE
- VILLAGE LOCATION

GENERAL INFORMATION

THE PROPERTY

Sitting attractively in Castle View, Hatton, is this beautifully presented two-bedroom detached bungalow. Built in the 1980s, the property boasts a light and neutral decor that creates a warm and inviting atmosphere throughout.

Upon entering, you are greeted by a T-shaped hallway with a door leading off to the lounge diner, which is bathed in natural light, making it the perfect space for relaxation. The modern refitted kitchen comes equipped with built-in appliances and Silestone worktops. Additionally, the versatile study/dining room can serve as an occasional bedroom and features French doors that open into a conservatory, which has been added in recent years, providing an ideal spot to enjoy the garden views.

The bungalow comprises two generously sized double bedrooms, both fitted with stylish furniture, offering ample storage space and a spacious wet room.

Outside, the property features well-manicured gardens, both at the front and rear, which enhance its curb appeal. The front garden features ample parking, complemented by timber gates that lead to an additional parking area and a detached sectional garage.





The rear garden is a true sanctuary, offering a lovely private space to unwind. It features patio areas, a lawn, and beautifully planted borders.

LOCATION

Hatton is a popular village location with supermarkets, a pharmacy with a post office, a cafe, a public inn, and eateries. A train station serves the village, and there is a bus service between Derby and Burton upon Trent. In the nearby village of Tutbury is a doctor's surgery and a range of bars, cafes and restaurants.

ACCOMMODATION

Entrance door opening through to hallway.

T SHAPED HALLWAY

1.21m x 3.72m x 0.81m x 3.172m (3'11" x 12'2" x 2'7" x 10'4")

Has coving to ceiling, radiator, loft access point and all doors leading off.

LOUNGE/DINER

3.516m x 5.46m (11'6" x 17'10")

This lovely light room has a bow window to the front aspect, coving to ceiling, radiator, ample space for sofas and dining room table and chairs, the focal point of the room being a hand painted Adams style fire surround with marble style inset with living flame gas fire inset, a door leads through to the well appointed modern fitted kitchen which has been re modelled in recent years.

KITCHEN

3.74m x 2.22m (12'3" x 7'3")

This attractively fitted kitchen is fitted with a range of base cupboards, drawers and matching eye line cabinets, Silestone worktops incorporate a one and a quarter stainless steel sink with mixer taps over and an AEG four ring electric hob, integrated appliances include Neff double ovens, fridge, AEG washing machine, there is a window that looks out over the

rear garden, a door gives access to the side drive and there are attractive tiled splashbacks, the domestic hot water and central heating Worcester Bosch boiler is also housed here.

STUDY/DINING ROOM

2.33m x 2.412m to french doors (7'7" x 7'10" to french doors)

Has wood effect flooring, coving to ceiling, ceiling light point, radiator and French doors that open up into the conservatory.

CONSERVATORY

3.31m x 3.24m (10'10" x 10'7")

This attractive space has a glass roof, French doors that open out onto the patio, wood effect flooring, ceiling light point and power points.

BEDROOM ONE

3.29m x 2.36m (10'9" x 7'8")

Has a window to the rear aspect, radiator, ceiling light point, coving to ceiling and a built in wardrobe providing hanging space and shelving.



BEDROOM TWO

2.61m x 3.77m to rear of wardrobe (8'6" x 12'4" to rear of wardrobe)

Has coving to ceiling, ceiling light point, radiator, window to the front aspect and a range of built in wardrobes with over head cabinets and drawer units.

SPACIOUS WET ROOM

2.11m x 2.40m to the window (6'11" x 7'10" to the window)

This spacious room newly renovated in July 2025 has a built in storage cupboard providing ample space for linen storage, there is a window to the rear aspect, a vanity unit with hand wash basin inset, W.C., shower with water boarding in the shower area and the remaining walls attractively fully tiled.

OUTSIDE

The property sits back behind a shaped ornamental lawn with herbaceous borders full of planting, the Tarmac driveway provides parking for several vehicles with gates opening up into a further parking space and leading to a detached garage with remote up and over door



with personal access door and window, the garden has a large patio space, shaped lawn with herbaceous borders and is relatively private.

AGENTS NOTES

If you have accessibility needs, please contact the office before viewing this property.

If a property is within a conservation area, please be aware that Conservation Areas are protected places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation area requires permission from the relevant authority, subject to certain exclusions.

CONSTRUCTION

Standard Brick Construction

COUNCIL TAX BAND

South Derbyshire District Council - Band C

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.



CURRENT UTILITY SUPPLIERS

Gas - EDF

Electric - EDF

Water - Mains - Severn Trent

Sewage - Mains - Severn Trent

Broadband supplier - Talk Talk

BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

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

<https://www.openreach.com/>

FLOOD DEFENCE

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

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

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

MONEY LAUNDERING & ID CHECKS

BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATION 2017.

IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED,

INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

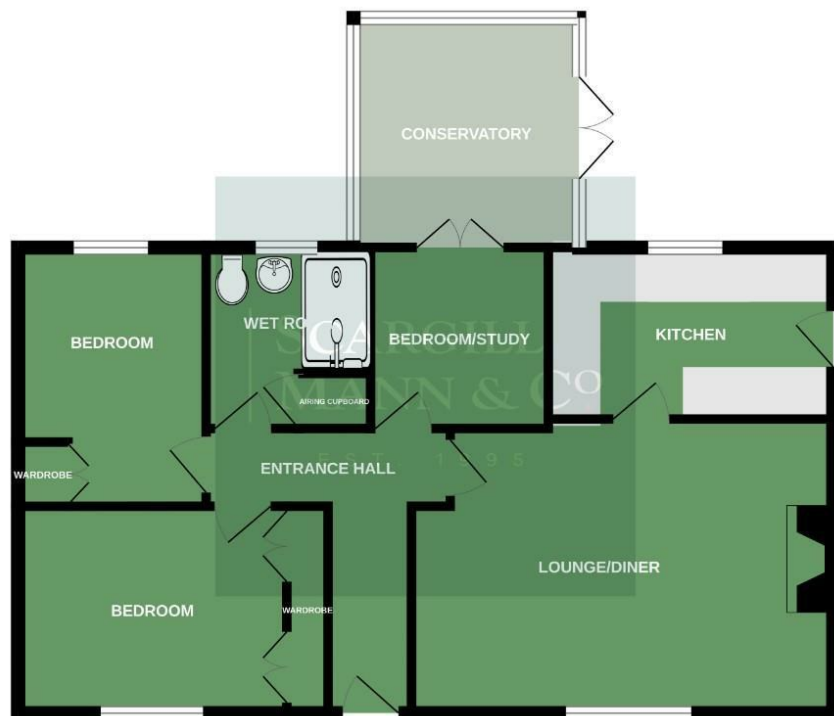
FROM THE 1ST NOVEMBER 2025, A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

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.

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 11/2025) A



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

SALES OFFICE
Unit 17 Eastgate Business Centre
Eastern Avenue
Burton upon Trent
DE13 0AT
T: 01283 548194 /01332 208820
E: sales@scargillmann.co.uk

LETTINGS OFFICE
17 Mallard Way
Pride Park
Derby
DE24 8GX
T: 01332 206620
E: lettings@scargillmann.co.uk

www.scargillmann.co.uk