

**6 Blossom Walk  
Hatton  
Derby  
DE65 5QS**

**Price Guide  
£175,000**



- NO UPWARD CHAIN
- TWO BEDROOMS
- LOUNGE
- MODERN FITTED KITCHEN
- GARDEN
- GAS CENTRAL HEATING
- PARKING



## GENERAL INFORMATION

### THE PROPERTY

This delightful mid-terrace townhouse sitting in Blossom Walk is now available for sale with no upward chain, making it an ideal opportunity for first-time buyers or those looking to downsize. Spanning 667 square feet, the property boasts a well-designed layout that maximises space and comfort.

Upon entering, you are welcomed into a cosy reception room that leads seamlessly into a fitted kitchen. The lounge area, features stairs that ascend to the first floor, where you will find two comfortable bedrooms. A well-appointed bathroom completes the upper level.

The property benefits from gas central heating, providing warmth and comfort throughout the colder months. Outside, you will discover a garden, perfect for entertaining guests. Additionally, off-road parking is available.





#### LOCATION

Hatton IS A POPULAR VILLAGE LOCATION WITH A supermarket, BUTCHER, PHARMACY AND CAFE. There is a public Inn and eateries. The village benefits from a train station and there is good access to the A38 and A50

#### ACCOMMODATION

A double-glazed entrance door opens into the hallway.

#### HALLWAY

Having wood effect flooring, central heating radiator and doors off to the lounge and kitchen.

#### KITCHEN

2.73m x 2.08m (8'11" x 6'9")

The kitchen is well equipped and has been fitted with a range of base

cupboards, drawers and wall mounted cabinets, wood grain effect worktops are inset with a stainless steel sink with mixer tap and side drainer, integrated appliances include an electric fan assisted oven, built in four ring electric hob with stainless steel extractor hood over having a variable speed fan and light, dishwasher, provision for washing machine and the domestic hot water combination boiler is housed here, there are complementary ceramic tiled splashbacks and a UPVC double glazed window to the front elevation., there is also a continuation of the wood effect flooring,

#### LOUNGE

5.31m x 3.80m (17'5" x 12'5")

The lounge features attractive wood effect flooring, radiator and a window

and door leading out to the rear garden. There is also a staircase rising to the first floor.

#### FIRST FLOOR

##### LANDING

1.85m x 1.95m (6'0" x 6'4")

The first-floor landing gives access to two bedrooms and a bathroom.

##### PRINCIPAL BEDROOM

3.74m x 3.72m (12'3" x 12'2")

The large principal bedroom continues over the archway which has a window to the side aspect and a large built-in wardrobe and radiator.

##### BEDROOM TWO

3.69m x 2.47m (12'1" x 8'1")

Is situated to the rear with pleasant views of Tutbury castle and the garden.





### BATHROOM

Which has attractive sandstone tiling and a white suite comprising panelled bath with electric shower and glazed screen, wash hand basin set within a vanity unit with storage under and a low flush WC, centrally heated ladder style chrome towel rail, extractor fan and a tile effect vinyl flooring.

### OUTSIDE

Outside the property features off street parking to the front and a low maintenance landscaped gravelled rear garden with patio.

### 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.

### 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.

### COUNCIL TAX BAND

South Derbyshire District Council - Band B

### CONSTRUCTION

Standard Brick Construction

### CURRENT UTILITY SUPPLIERS

Gas

Electric

Water - Mains

Sewage - Mains

Broadband supplier

### 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/>

### 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/>

### 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

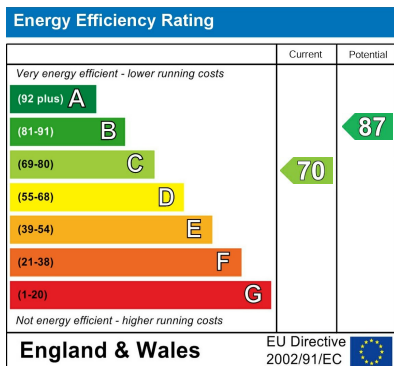
**NON-REFUNDABLE COMPLIANCE FEE**  
FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

#### 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



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