



Nicholas
Humphreys

Woodmans Croft, Hatton, Derby, DE65 5QQ

Asking Price £295,000

Woodmans Croft, Hatton, Derby

A superbly presented four bedroom detached residence situated in this quiet cul de sac location within the popular village of Hatton. Having been upgraded by its current owners to include a superb sun room with french patio doors opening out onto the established rear garden. An attractive lounge with large bay window, separate dining room, modern stylish fitted kitchen with gloss finished units and built-in appliances, a spacious utility room and guest cloakroom. To the first floor has four bedrooms in total, and a modern fitted bathroom.

Outside, the home occupies a corner plot with spacious driveway providing parking for a variety of vehicles and leads to the integral garage. A gate to the side of the property leads up into the enclosed rear garden. The property is also sold with the advantage of no upward chain.

The local village has a wealth of amenities with shops, public house, butchers, railway station and conveniently located for both the A50 and A38 road networks.



The Accommodation

The interior accommodation benefits uPVC double glazing and gas central heating throughout, and opens with a front enclosed porch with uPVC window and door, leading into the entrance hallway, with stairs rising to the first floor accommodation. The lounge is positioned on the front aspect with feature electric fire, bay window to the front aspect and laminated flooring continuing through to the formal dining room. From the dining room sliding patio doors lead to the insulated garden room with uPVC window and french patio doors offering an attractive view across the rear garden.

The modern fitted kitchen provides a selection of fitted gloss units with built-in oven, gas hob with an extractor hood above, fridge and freezer, a useful under stairs storage cupboard and window to the rear aspect. The utility room has further freestanding appliance spaces with concealed gas central heating boiler, door to the rear garden, guest cloakroom with WC and hand wash basin, and an internal door to the integral garage with an electric garage roller door.

The first floor has four generous bedrooms, with the master having built-in double wardrobe and a family bathroom offering a three piece white bathroom suite with a p-shape shower bath with and an electric shower & fitted glass shower screen.

Outside the home occupies a substantial corner plot with driveway affording parking for a variety of vehicles and hedge offering privacy. The rear garden has a paved patio and lawn.

Entrance Porch & Hallway

Lounge

4.32m x 3.91m (14'2 x 12'10)

Dining Room

3.28m x 2.57m (10'9 x 8'5)

Garden Room

3.12m x 2.69m (10'3 x 8'10)

Kitchen

3.30m x 2.29m (10'10 x 7'6)

Utility Room

2.39m x 2.16m min (7'10 x 7'1 min)

Guest Cloakroom

Garage

5.11m x 2.46m (16'9 x 8'1)

First Floor

Main Bedroom

3.99m to wardrobe x 2.90m (13'1 to wardrobe x 9'6)

Bedroom Two

4.09m x 2.39m (13'5 x 7'10)

Bedroom Three

2.84m x 2.69m (9'4 x 8'10)

Bedroom Four

2.69m x 2.03m (8'10 x 6'8)

Bathroom

Front Garden & Driveway

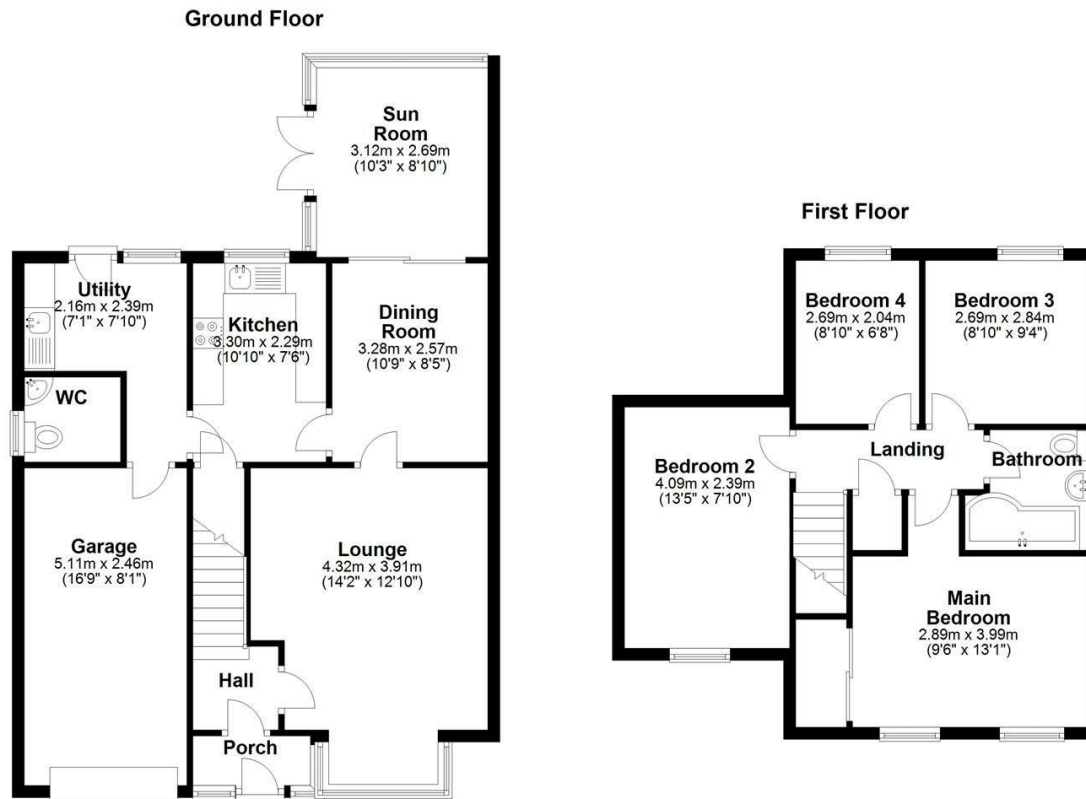
Enclosed Rear Garden

Draft details awaiting vendor approval and subject to change

Any plans or layouts are to be used as a guide to layout only and to be taken as a guide only, and to be verified by your legal conveyancer before completion.







NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty. Plan produced using PlanUp.

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.



Council Tax Band D
Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		80
	48	
England & Wales	EU Directive 2002/91/EC	

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