



Station Road, Hatton, Derby, DE65 5EL

£275,000

Nicholas
Humphreys

Station Road, Hatton, Derby

**** Detached Bungalow ** Attractive Village Location ** Open Rear Aspect ** Extended Accommodation ****

A modern detached bungalow located between the villages of Hatton & Tutbury, overlooking the River Dove Washlands. This extended home is set back from the road with a wide driveway offering parking for various vehicles with the internal accommodation benefitting uPVC double glazing and gas central heating, supplied by the modern Worcester combination boiler. The home has the additional benefit of fitted solar panels supplying the home with electric, with a transferable feed in tariff. In brief the internal accommodation opens with a uPVC double glazed conservatory down the side elevation of the home, allowing for access to the kitted kitchen, Lounge on the front elevation, two extended double bedrooms across the rear aspect, overlooking the garden, and a central fitted bathroom. Outside, pedestrian access leads to the rear garden with paved patio and lawn, purpose built work shop with power and light and further garden on the far rear aspect overlooks the Washlands, with garden shed. The home is offered with no upward chain.



The Accommodation

A modern detached bungalow located between the villages of Hatton & Tutbury, overlooking the River Dove Washlands and within walking distance to both village centres with a mix of boutique shops and conveniences.

The home opens with a uPVC double glazed conservatory with double glazed glass roof and second door onto the rear garden, with utility appliance spaces for both the washing machine and tumble dryer.

The kitchen has a selection of fitted units with freestanding cooker space (cooker included) fridge space, eye level wall units with windows to both front and side aspects.

The lounge located across the front elevation and has wood flooring, feature electric fire with decorative fire surround and an internal door to the inner hallway with storage area and loft access with fitted drop down loft ladder, housing the Worcester gas fired combination boiler and solar panel controls. The solar panels are included within the sale, and the vendor informs us there is an attractive feed in tariff, transferable to the new owner earning an annual income.

Across the rear aspect are the two double bedrooms, having in the past been extended, and overlook the rear garden with an attractive view and laminate flooring. The bathroom is fitted with a three piece white bathroom suite with an electric shower positioned above the bath.

Outside, there is a generous block paved driveway with pedestrian access leading to the rear garden with paved patio and lawn, purpose built workshop with power and light, garden shed and the far rear of the garden overlooks the Washlands and enjoys the views beyond.

Lounge

4.52m x 3.25m (14'10 x 10'8)

Kitchen

3.58m x 2.46m (11'9 x 8'1)

Conservatory

6.78m x 2.46m (22'3 x 8'1)

Bedroom One

4.45m x 3.30m (14'7 x 10'10)

Bedroom Two

5.21m x 2.34m (17'1 x 7'8)

Bathroom

1.80m x 1.70m (5'11 x 5'7)

Workshop

4.29m x 2.51m (14'1 x 8'3)

Additional Information

All information relating to the solar panels and income will be verified and supplied to your legal advisor/ conveyancer during the sale process, to satisfy all questions raised, the vendor does own the solar panels, they are not leased.

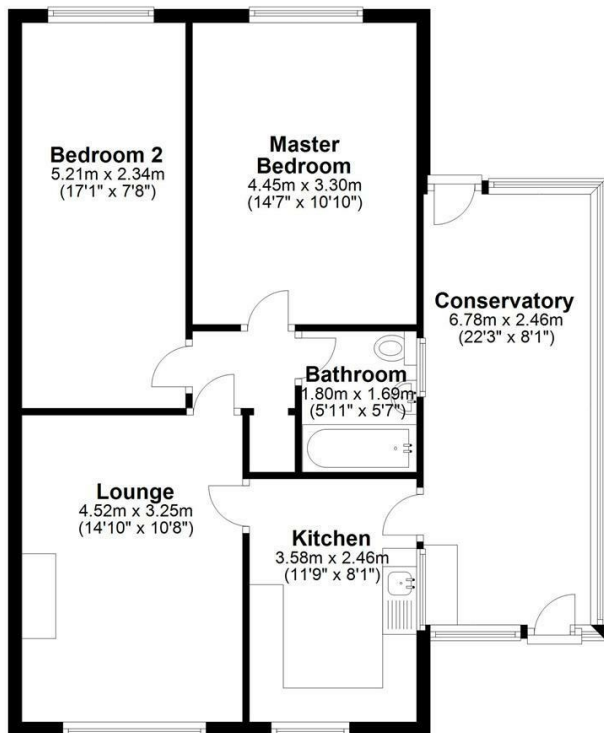
We await a revised EPC inspection

Draft details awaiting vendor approval and subject to change.





Ground Floor



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.

Council Tax Band B
Freehold

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.

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		
England & Wales	EU Directive 2002/91/EC	

01283 528020

NICOLASHUMPHREYS.COM/BURTON

183 High Street, Abbey Arcade, Burton Upon Trent, Staffordshire, DE14 1HN