



This modern mid-townhouse offers a superb opportunity for those seeking a comfortable home in a desirable residential setting in the heart of Hatton. Situated in Church Mews, the property enjoys a pleasant position within a quiet cul-de-sac and is ideally placed for local village amenities.

The accommodation in brief offers hallway, front-facing lounge, rear aspect kitchen diner enjoying views over, and direct access to the enclosed rear garden.

To the first floor property presents a generous master bedroom to the front, complete with built-in double wardrobes, a second, single bedroom and a modern shower room.

Externally, the front of the property overlooks front garden, while the rear benefits from a private, low-maintenance block-paved garden with rear vehicle access leading to a single garage. The home is fully double glazed with gas central heating throughout, and offers a practical layout ideal for first-time buyers, downsizers, or investors alike. All viewings by appointment.

The Accommodation

Located in the heart of Hatton, South Derbyshire, this modern mid-townhouse offers a superb opportunity for those seeking a comfortable home in a desirable residential setting. Situated in Church Mews, the property enjoys a pleasant position within a quiet cul-de-sac and is ideally placed for local village amenities and excellent commuter routes via the A38 and A50.

Upon entering, a welcoming hallway leads into a spacious front-facing lounge, featuring a charming bay window, a feature fireplace with gas fire and stairs rising to the first floor. A sliding door connects the lounge to the rear aspect kitchen diner, which is fitted with a range of base & wall units, fitted extractor hood and ample space for freestanding appliances. The kitchen enjoys views over, and direct access to the enclosed rear garden via a UPVC double glazed door.

To the first floor property presents a generous master bedroom to the front, complete with built-in double wardrobes and additional storage space. A second, single bedroom sits to the rear of the home, overlooking the garden. The first floor is completed by a modern shower room, fitted with a walk-in double shower enclosure, WC, and wash basin., whilst the landing has a useful storage cupboard.

Externally, the front of the property overlooks front garden, while the rear benefits from a private, low-maintenance block-paved garden with fenced boundaries and gated access at the rear. There is also rear vehicle access leading to a single garage. The home is fully double glazed with gas central heating throughout, and offers a practical layout ideal for first-time buyers, downsizers, or investors alike.

Hallway

Lounge

14'0 x 13'11

Kitchen Diner

14'0 x 9'10

Bedroom One

12'10 x 10'8

Bedroom Two

11'1 x 7'7

Shower Room

Rear Garden & Garage

Property construction: Standard

Parking: Garage (via shared vehicle access)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: B

Local Authority: South Derbyshire

Broadband type: TBC - See Ofcom link for speed:

<https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom

link <https://checker.ofcom.org.uk/>

Useful Websites:

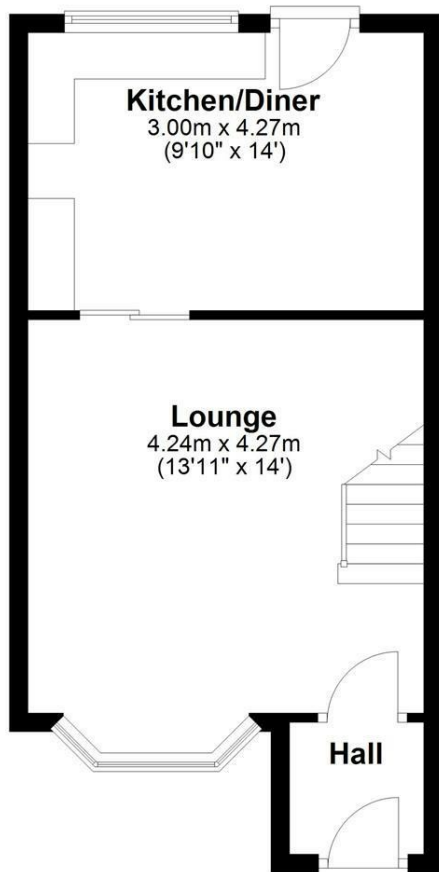
www.gov.uk/government/organisations/environment-agency

The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

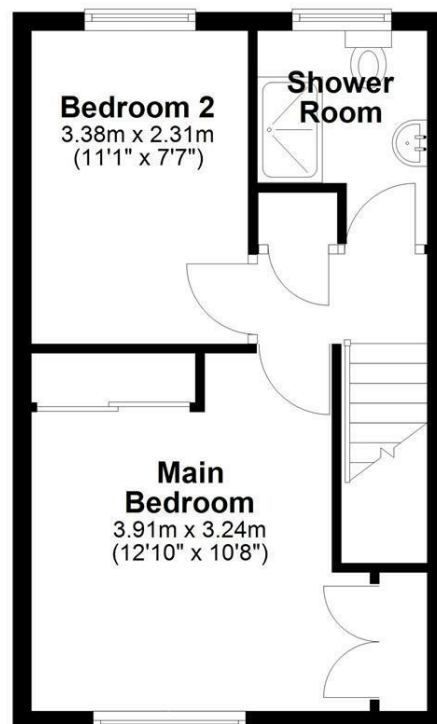




Ground Floor



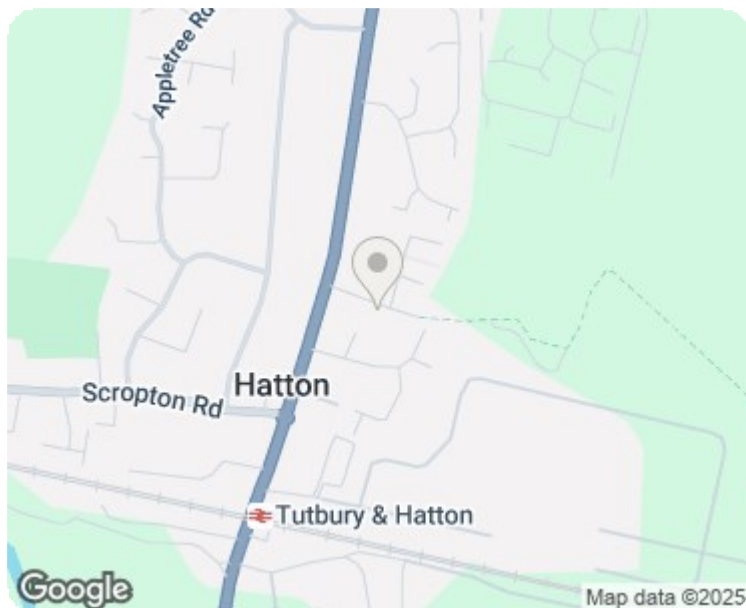
First Floor





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		
	72	87
England & Wales	EU Directive 2002/91/EC	



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.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

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 and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. 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.

Selective License Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

01283 528020
NICHOLASHUMPHREYS.COM

183 High Street, Burton upon Trent, Staffordshire, DE14 1HN