



Nicholas
Humphreys

Castle View, Hatton, Derby, DE65 5QL
Offers In The Region Of £300,000

Castle View, Hatton, Derby

Positioned within this popular residential location in the heart of Hatton, is this detached modern bungalow with driveway and detached double garage situated on a corner plot with the benefit of uPVC double glazing and gas central heating.

The accommodation in brief comprises, reception hallway, open plan lounge/diner, kitchen with built-in appliances, uPVC conservatory, two double bedroom and a third single bedroom optional study and bathroom.

To the front of the property is driveway for three cars and generous front garden, and to the rear is a double detached garage and private rear garden. The property is ideally located close to the A & A38 road links, with the village offering many amenities with shops, post office and butchers.

View By Appointment



The Accommodation

Reception Hallway

Offering doors off to the lounge and all bedrooms and bathroom.

Lounge

5.46m x 3.68m (17'11 x 12'1)

The focal point being a feature fire with surround, radiator and uPVC double glazed bay window to the front aspect.

Kitchen

3.53m x 2.21m (11'7 x 7'3)

Fitted with a range of wall and base units with work surfaces above, inset sink with drainer, integrated electric oven, gas hob, door on to the side driveway, window looking out to the rear garden and a wall mounted gas central heating boiler.

Conservatory

3.91m x 3.73m (12'10 x 12'3)

UPVC conservatory with tile flooring and French doors on to the rear garden.

Master Bedroom

3.91m x 2.64m (12'10 x 8'8)

Having a radiator and UPVC double glazed window to the front.

Bedroom Two

3.25m x 2.39m (10'8 x 7'10)

With a radiator and uPVC double glazed window to the rear aspect.

Bedroom Three / Study

2.39m x 2.29m (7'10 x 7'6)

With a radiator and door into the conservatory.

Bathroom

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

Fitted with a low level W.C, wash hand basin, bath, radiator and uPVC double glazed window to the rear.

Outside Front Aspect

To the front of the property is a driveway for three cars, a mature corner plot garden and gate leading to the side of the property and garage.

Rear Garden

The rear mature garden has a selection of plants and shrubs, a lawn area and large detached double garage.

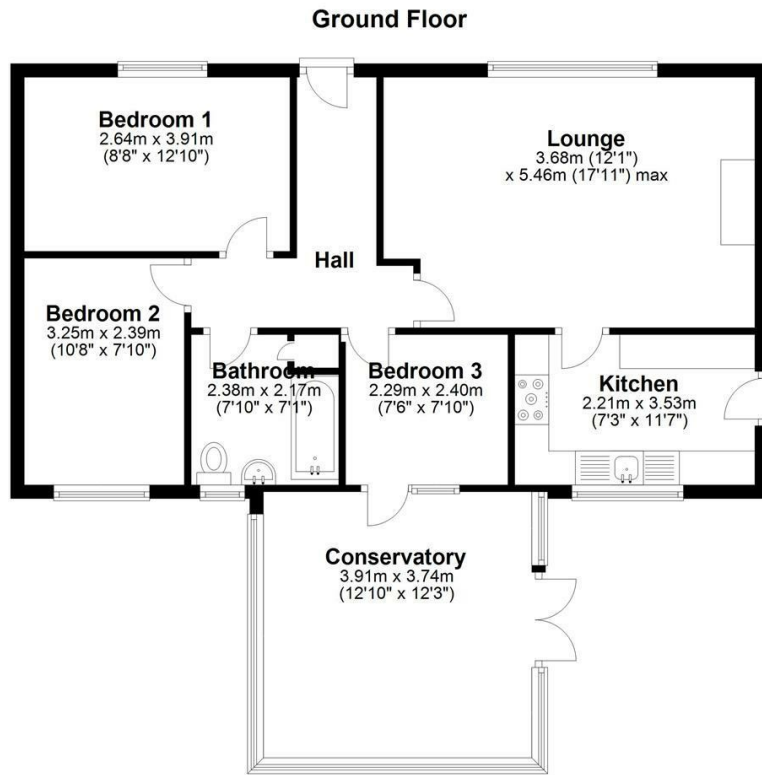
Double Garage

With up over door, power and light.

Draft details awaiting vendor approval and subject to change.







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 C
Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	63	
(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	

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