



Yew Tree Road, Hatton, Derby



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Offers in excess of £240,000



## Key Features

- Spacious Three Bedroomed Semi Detached Home
- Highly Regarded Residential Location
- Beautifully Presented Throughout
- Easy To Maintain Landscaped Rear Garden
- Upvc Double Glazing & Gas Fired Central Heating
- Re-Fitted Kitchen & Separate Utility Room
- EPC rating A
- Freehold





Newton Fallowell are delighted to be able to offer for sale this beautifully presented spacious three bedroomed semi detached home located in the ever popular Hatton village which is extremely well served by a great array of local amenities and facilities. Arranged over two floors the accommodation in brief comprises: - entrance hall, guest cloak room, large open plan lounge diner, re-fitted kitchen with central island and quality integrated appliances, inner hallway, separate utility with store beyond and one the first floor a landing leads to three double bedrooms and large family bathroom. Outside to the front is a sweeping tarmac driveway providing parking for three vehicles and to the rear is a lovely enclosed garden with seating and lawned areas. The property also benefits from high efficiency solar panels.

#### Accommodation In Detail

Contemporary composite Upvc entrance door with obscure double glazed inset lights leading to:

#### Entrance Hall

having timber effect ceramic tiling to floor.

#### Guest Cloak Room

having low level twin flush wc, wall mounted wash basin, obscure Upvc double glazed window to side elevation, full tiling complement to walls and floor and heated chrome ladder towel radiator.

#### Open Plan Lounge Diner 7.31m x 3.41m (24'0" x 11'2")

featuring:

#### Living Area 3.88m x 3.40m (12'8" x 11'2")

having Upvc double glazed window to front elevation, one central heating radiator, coving to ceiling and fitted smoke alarm.

#### Dining Area 3.41m x 3.40m (11'2" x 11'2")

having timber effect ceramic tiling to floor, one central heating radiator and large Upvc double glazed French doors with double glazed lights to either side opening out onto the landscaped rear garden.

#### Kitchen 2.40m x 3.10m (7'11" x 10'2")

having an extensive array of cream fronted base and eye level units with complementary rolled edged working surfaces, five ring AEG gas hob with stainless and glass extractor over, AEG double oven, integrated dishwasher, stainless steel sink and draining unit, low intensity spotlights to ceiling, timber effect ceramic tiling to floor, fitted kickstrip lighting, Upvc double glazed window overlooking the rear garden and cupboard housing fitted Ideal Logic condensing combi gas fired central heating boiler.

#### Inner Hallway

having dog legged staircase rising to first floor, timber effect laminate flooring, one central heating radiator, useful understairs storage cupboard and obscure Upvc double glazed door leading through to:

#### Utility Room 2.57m x 2.43m (8'5" x 8'0")

having an extensive array of high gloss fitted base and eye level units with complementary rolled edged working surfaces, stainless steel sink and draining unit, obscure Upvc double glazed window to side elevation, low intensity spotlights to ceiling, fitted kickstrip lighting and doorway opening through to:

#### Large Store 2.60m x 2.50m (8'6" x 8'2")

having fitted laminate flooring.

#### On The First Floor

#### Half Landing

having obscure Upvc double glazed window to side elevation.

#### Main Landing

having fitted smoke alarm and access to loft space.



### Master Bedroom 3.42m x 3.70m (11'2" x 12'1")

having Upvc double glazed window to rear elevation, quality fitted laminate flooring and a range of built-in wardrobes with sliding doors.

### Bedroom Two 3.41m x 3.51m (11'2" x 11'6")

having Upvc double glazed window to front elevation, fitted laminate flooring, low intensity spotlights to ceiling, one central heating radiator, large full height storage cupboard and an extensive array of built-in wardrobes with sliding doors.

### Bedroom Three 3.85m x 2.50m (12'7" x 8'2")

having quality fitted laminate flooring, Upvc double glazed window to front elevation and one central heating radiator.

### Large Family Bathroom 2.46m x 3.22m (8'1" x 10'7")

having suite comprising over-sized side fill panelled bath, vanity wash basin with drawers under, low level twin flush wc, shower with thermostatically controlled shower, full tiling complement to walls and floor, obscure Upvc double glazed window to rear elevation, low intensity spotlights to ceiling, large heated ladder towel radiator, fitted extractor vent and useful upstairs storage cupboard.

### Outside

To the front of the home a tarmac driveway provides parking for approximately three vehicles. To the rear is a lovely landscaped garden which is well screened by timber fencing and features various flagged patio areas and shaped lawns.



### Services

All mains services are believed to be connected to the property.

### Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

### Tenure

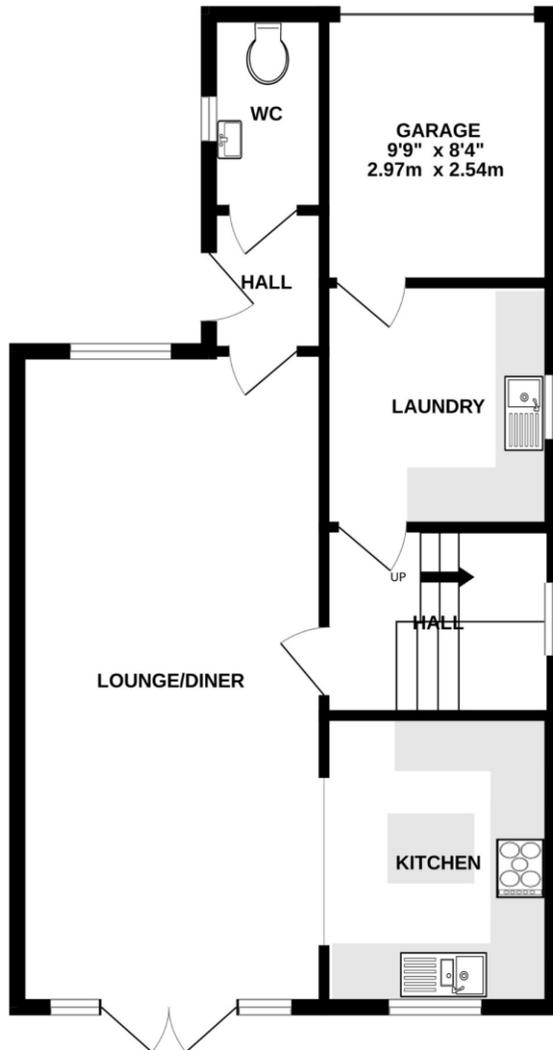
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

### Note

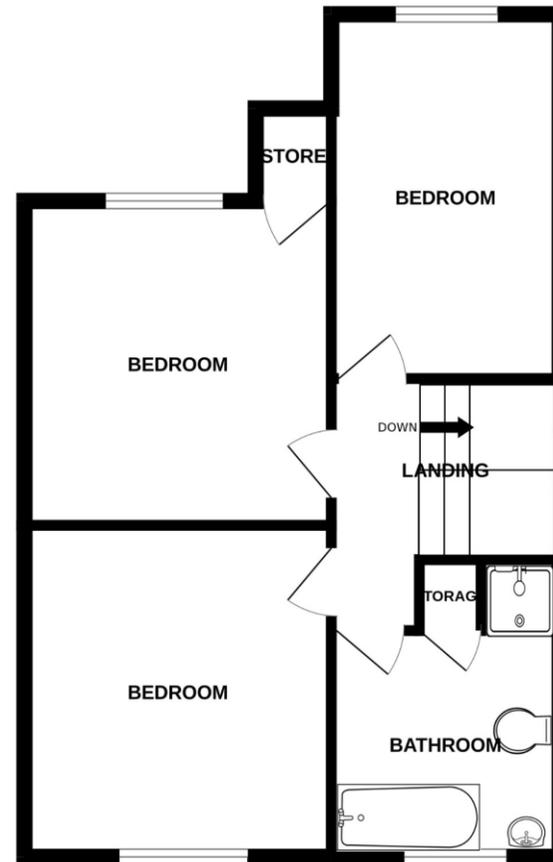
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR  
617 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR  
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1146 sq.ft. (106.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>	92	99
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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