



Scropton Road, Hatton, Derby



3



1



2

Guide price £175,000



Key Features

- Three Bedrooms
- Sought After Village Location
- Good Sized Rear Garden
- Upvc Double Glazing & Gas Fired Central Heating
- Two Reception Rooms
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well proportioned, three bedroomed mid terraced home in the desirable village of Hatton. In brief the property briefly comprises: - lounge, dining room, kitchen, utility, bathroom and on the first floor a landing leads to three good sized bedrooms. There is a good sized south-facing rear garden. Viewings are recommended to appreciate the traditional features and size of the property.

Accommodation In Detail

Frosted Upvc double glazed door leading to:

Lounge 3.41m x 3.57m (11'2" x 11'8")

having gas fire with wooden surround, decorative tile and marble hearth, BT and tv aerial points, cupboard housing the consumer unit for electrics and Smart meters for gas and electric, one central heating radiator, Upvc double glazed windows to front elevation and original floorboards.

Passageway

having understairs cupboard with range of shelves and hangers.

Dining Room 3.58m x 3.57m (11'8" x 11'8")

having open fire with brick hearth and wooden surround, door leading to staircase rising to first floor, one central heating radiator, traditional quarry tiled flooring and Upvc double glazed window to kitchen.

Kitchen 2.40m x 3.57m (7'11" x 11'8")

having a range of base units, roll top laminate work surface, stainless steel sink and drainer with mixer tap, tiled splashback, space for oven and fridge//freezer, Worcester combination gas fired boiler, one central heating radiator, traditional quarry tiled flooring, Upvc double glazed door leading to garden and Upvc double glazed window with side panel.

Utility Area 0.80m x 1.76m (2'7" x 5'10")

having plumbing for washing machine, storage cupboards and quarry tiling to floor.



Downstairs Bathroom 2.07m x 1.76m (6'10" x 5'10")

having low level wc, pedestal wash basin with chrome taps, bath with thermostatic shower over and chrome taps, wooden panelling to three walls, full tiling around bath area, extractor fan, one central heating radiator, frosted Upvc double glazed window to rear elevation and vinyl flooring.

On The First Floor

Landing

having access to high pitched roof space via drop down ladder, carpet to flooring and eye level book shelving.

Master Bedroom 3.45m x 3.57m (11'4" x 11'8")

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

Bedroom Two 3.59m x 2.65m (11'10" x 8'8")

having overstairs storage, one central heating radiator and Upvc double glazed window to rear elevation.

Bedroom Three 2.61m x 2.14m (8'7" x 7'0")

having one central heating radiator and Upvc double glazed window to rear elevation.

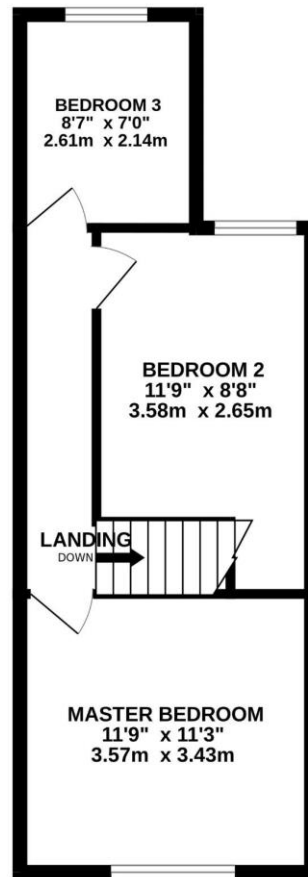
Outside

To the front of the property is a courtyard which is planted with mature plants and shrubs, this is enclosed by an iron fence and gate. To the rear is a good sized rear garden which is mainly laid to lawn with concrete patio and paved pathway, the borders are planted with mature plants, hedges and trees.

GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 796 sq.ft. (73.9 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+) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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

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