



Granville Close, Hatton, Derby, DE65 5EU  
£350,000  
Freehold



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Acquire Sales and Lettings are pleased to bring to the market this 4 bedroom family home. Set in a corner plot within a sought after cul de sac location with several schools and shops within walking distance. In brief, the gas central heated and newly double glazed accommodation comprises of generous entrance hall, lounge with dining area, separate office room/fifth bedroom, large kitchen/diner, utility room, large downstairs newly renovated shower room with additional cloakroom. To the first floor there are four bedrooms with and family bathroom. Outside the home has ample off road parking, garage and an enclosed rear garden.



### ENTRANCE HALL

Entry through front door, wooden laminate to floor and gas central heated radiator. This light and welcoming hallway is a great space for storage for coats and shoes. Offers access to downstairs shower room, living room, kitchen and stairs to first floor.

### LIVING ROOM

15' 3" x 25' 5" (4.653m x 7.771m) (at largest) Carpet to floor, upvc patio doors and two upvc double glazed windows to rear garden and three gas central heated radiators. Feature fireplace with working log burner and under stairs storage cupboard.

### OFFICE/FIFTH BEDROOM

9' 2" x 8' 10" (2.804m x 2.716m) Carpet to floor, upvc double glazed patio doors to rear garden and electric fireplace.

### KITCHEN/DINER

10' 5" x 20' 7" (3.193m x 6.289m) (at largest) Tiles to floor, gas central heated radiator, upvc double glazed windows to front elevation. Full range of modern wall and base units with freestanding cooker and extractor over. Integrated appliances including dishwasher, fridge/freezer and space for washing machine. Dining area is complete fitted table and units.

### DOWNSTAIRS SHOWER ROOM

10' 2" x 7' 5" (3.106m x 2.275m) Vinyl laminate to floor, gas central heated radiator and upvc frosted window to front elevation. Tiled walls with three piece suite comprising of large shower cubicle, wash hand basin and low level wc.

### DOWNSTAIRS CLOAKROOM

5' 1" x 7' 5" (1.570m x 2.275m) This walk in wardrobe/cloakroom has carpet to floor and gas central heated radiator.

### UTILITY ROOM

6' 5" x 5' 11" (1.978m x 1.819m) Tiles to floor, upvc double glazed window and back door leading to garden. Full height storage cupboard and worktop with space for two undercounter appliances.

### STAIRS AND LANDING

Carpet to floor and offering access to four bedrooms, family bathroom and loft.

### BEDROOM 1

11' 5" x 10' 8" (3.496m x 3.273m) Carpet to floor, upvc double glazed window to front elevation and gas central heated radiator.

### BEDROOM 2

12' 2" x 8' 0" (3.713m x 2.453m) Carpet to floor, upvc double glazed window to rear elevation and gas central heated radiator.

### BEDROOM 3

9' 1" x 7' 7" (2.776m x 2.322m) Carpet to floor, upvc double glazed window to front and rear elevation and gas central heated radiator.

### BEDROOM 4

5' 6" x 9' 2" (1.692m x 2.807m) Carpet to floor, upvc double glazed window to rear elevation and gas central heated radiator.

### BATHROOM

6' 8" x 5' 9" (2.041m x 1.765m) Vinyl laminate to floor, gas central heated towel rail and upvc frosted window to front elevation. Tiled walls with three piece suite comprising of panelled bath with shower over, wash hand basin and low level wc. Over stairs storage cupboard.

### OUTSIDE

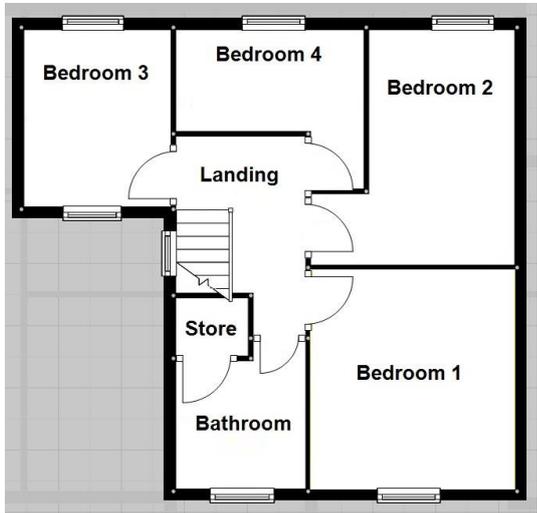
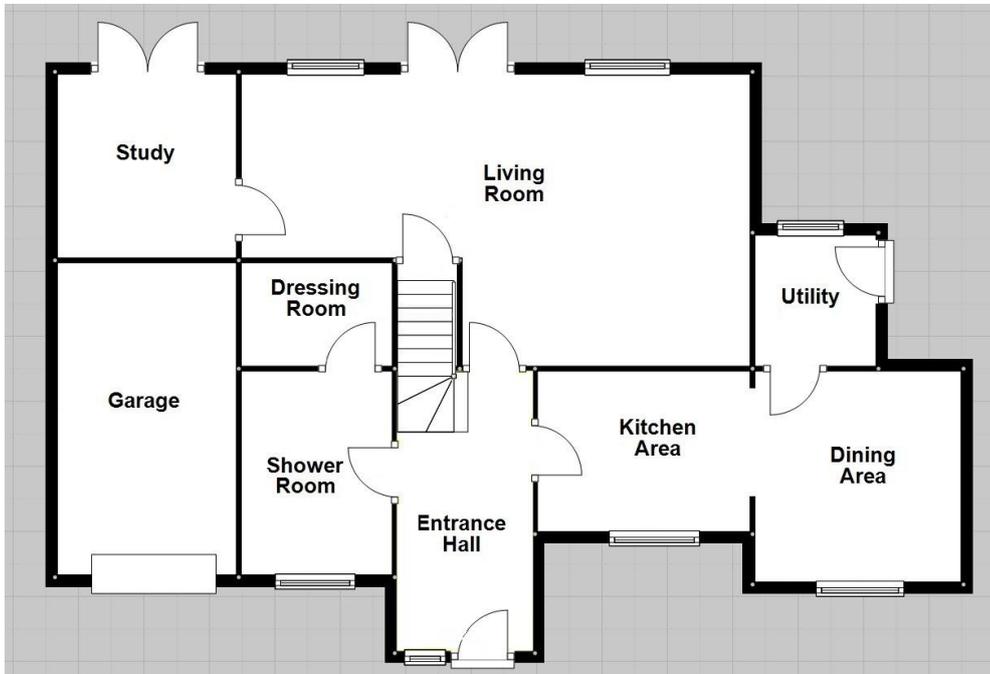
The property is situated on a delightful plot at the end of the cul de sac, giving ample of street parking on the front drive with access to garage with remote electric door. There is a large green space to the front of the property. To the rear is an enclosed garden with large lawn and mature greenery with patio. There is access via side gate and two patio doors.

### DISCLAIMER

Council tax band D.

Whilst every attempt has been made to ensure the accuracy of the details of floor plan, measurements, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. 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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