



**71 Station Road, Hatton, Derby, Derbyshire, DE65 5EJ**

**£259,000**

CHAIN FREE - Scoffield Stone are delighted to offer for sale this four bedroom detached home which is ideally suited to the growing family. The property is well presented throughout and benefits from a number of key features to include, but not limited to; driveway parking; extended breakfast kitchen; conservatory; detached garage with workshop to rear; generous garden. An internal inspection is highly recommended in order to appreciate the size and quality of the accommodation on offer.



Mickleover: 01332 511000  
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[www.scoffieldstone.co.uk](http://www.scoffieldstone.co.uk)



# 71 Station Road, Hatton, Derby, Derbyshire, DE65 5EJ

## Summary Description

In brief the interior comprises, entrance porch, lounge, bathroom, breakfast kitchen and conservatory to the ground floor. At the first floor you will find the four bedrooms.

Outside to the front of the property can be found a gravel driveway with adequate parking for multiple vehicles and which leads to a detached garage with workshop to the rear. To the rear you will find a generous garden which has been landscaped to provide a mixture of patio, lawn and established herbaceous borders.

Station Road is conveniently situated for access to local amenities including shopping in Hatton and Tutbury, local schools including John Port Spencer Academy, public transport routes, recreational facilities including the nearby Tutbury Castle and walks along the river Dove. The village has excellent road links to the A50 and A38, and very conveniently, a well serviced train stop.

## Entrance Porch



Having wood effect laminate flooring and neutral decor with front aspect upvc double glazed window, side aspect part decorative glazed upvc main entrance door.

## Entrance Hall

Carpeted and neutrally decorated with front aspect part obscure decorative glazed upvc door, radiator.

## Lounge

15'0" x 12'5" (4.58 x 3.8)



Having wood effect laminate flooring and neutral decor with front aspect upvc double glazed bay window, fireplace with timber mantle and available gas point, radiator, tv point.

## Rear Hallway with Storage Cupboard

Neutrally decorated, coving to ceiling. Under stairs storage with side window.

## Kitchen/Diner

9'9" x 14'1" (2.99 x 4.3)



Ceramic tiled flooring and neutral decor with rear and side aspect upvc double glazed windows, a range of fitted wall and floor units to Beech effect in shaker style with stone effect roll edge worktop and tiled splashbacks, radiator.

## Conservatory with Utility Area

10'1" x 18'2" (3.08 x 5.55)



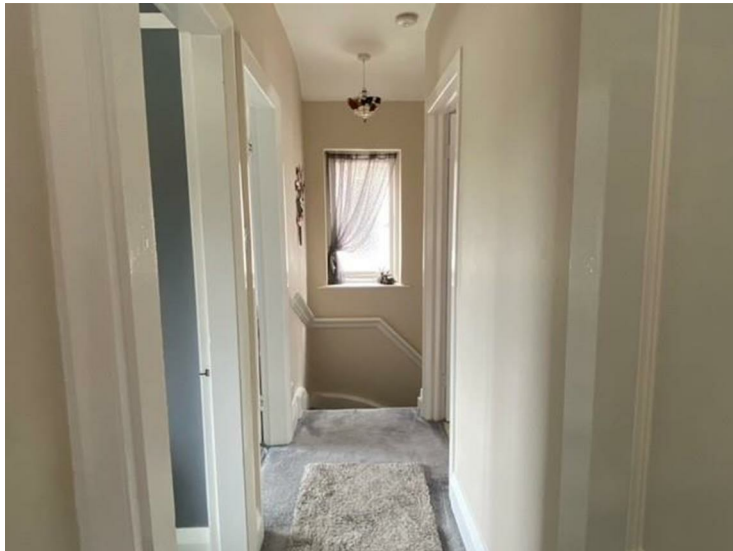
Having wood effect laminate flooring and neutral decor with upvc double glazed windows, opaque roof and French doors to garden. Wall lights. To the rear of the room a handy utility area has been zoned with space and plumbing for appliances.

**Bathroom**



Having ceramic tiled effect cushion flooring and neutral decor with rear aspect obscure glazed wooden framed window, pedestal wash hand basin with chrome hot and cold taps, low flush wc, bathtub with chrome hot and cold taps, electric shower over and tiled splashbacks, chrome heated towel rail.

**Stairs/Landing**



Carpeted and neutrally decorated with side aspect obscure glazed wooden framed window, handrail to staircase.

**Bedroom One**

8'9" x 12'5" (2.68 x 3.81)



Carpeted and neutrally decorated with front aspect upvc double glazed window, fitted wardrobe, radiator.

**Bedroom Two**

11'0" x 8'11" (3.37 x 2.72)



Carpeted and stylishly decorated with rear aspect upvc double glazed window, picture rails, radiator.



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## Bedroom Three

9'3" x 9'1" (l shaped room) (2.84 x 2.77 (l shaped room))



Carpeted and stylishly decorated with front aspect upvc double glazed window, radiator.

## Bedroom Four

6'11" x 8'11" (2.11 x 2.73)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, radiator.

## OUTSIDE

### Garage with Workshop

Garage: 4.68 x 2.47

Workshop: 2.47 x 2.09

With metal up and over door, side window, light and power. To the rear is a very useful workshop/shed, with rear window, light and power.

### Frontage and Driveway

To the front is a very generous gravel driveway with adequate space for parking a number of vehicles. Herbaceous border to front. The driveway continues to the garage.

### Rear Garden

Accessed via the driveway or conservatory you will find a generous enclosed garden which has been landscaped to provide

a good mix of gravel patio, decked patio, lawn and established herbaceous borders.

## Buying to Let?

Guide achievable rent price: £1000pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scofield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

## Material Information

Council Tax Band: C

Consumer Protection: There are no declared consumer protection issues for this property.

Mobility: There are no mobility improvements for this property.

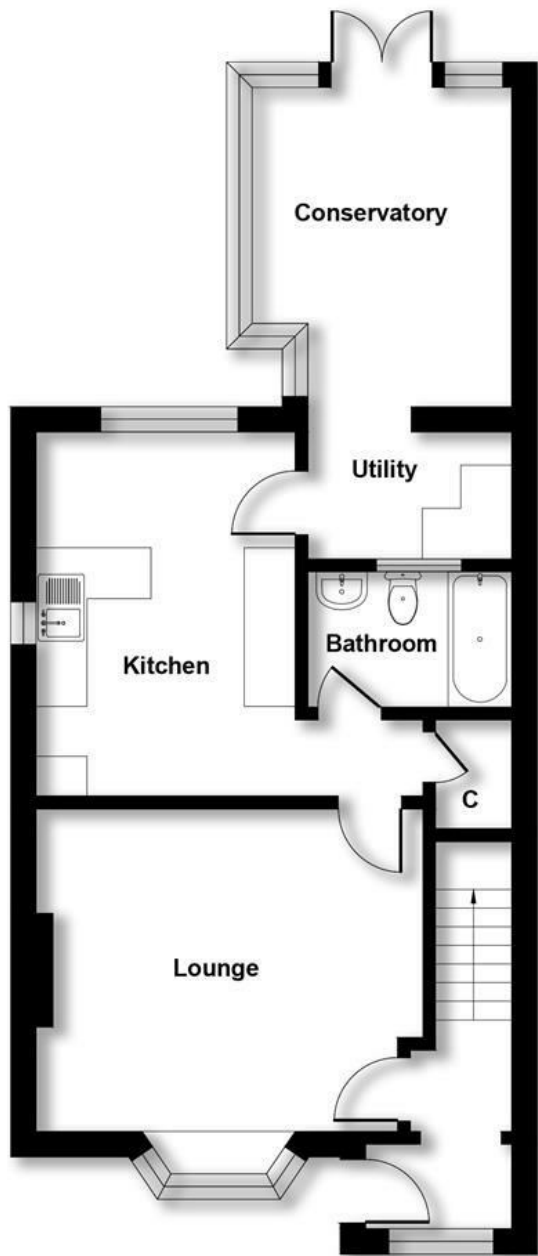
Air Quality: Get air quality data for this address here: <https://addresspollution.org/>

What3Words Location: ///hiker.udder.jelly

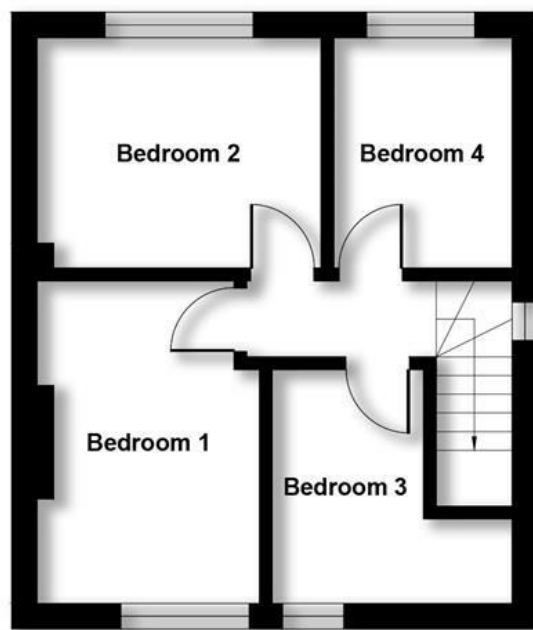
## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# 71 Station Road



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2022  
For Illustrative Purposes Only.



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			
<b>England &amp; Wales</b>		<b>78</b>	<b>34</b>
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		



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