



2 The Shie'ling, Hatton, Derby, Derbyshire, DE65 5QF

Offers Around £182,000

Welcome to 2 The Shie'ling in the charming village of Hatton, Derby. This delightful terraced house offers a cosy retreat with 1 reception room, 2 bedrooms, and 1 bathroom.

Situated in a peaceful cul de sac, this property provides a tranquil environment perfect for unwinding after a long day. With parking available for 1 vehicle, convenience is at your doorstep.

Whether you're looking for a starter home or a downsizing opportunity, this property offers a warm and inviting atmosphere for you to make your own.

Please call us to arrange a viewing.

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Lounge

12'8" x 12'4" (3.88 x 3.78)



Having wood effect laminate flooring with front aspect upvc double glazed window, part obscure glazed composite main entrance door, new slim smart glass electric heater, TV point and neutral decor, .

Kitchen/Diner:

Dining area

9'2" x 6'8" (2.8 x 2.04)



Having wood effect laminate flooring, with rear aspect upvc double glazed French doors to garden, under stairs cupboard and neutral decor .

Kitchen area

9'2" x 5'2" (2.8 x 1.59)



Having ceramic tiled flooring and neutral decor with rear aspect upvc double glazed window, a range of fitted wall and floor units with wood effect roll edge worktop, under counter space and plumbing for washing machine, inset stainless steel sink with drainer and chrome mixer tap, integrated electric oven with electric hob over and chimney style extractor hood.

Stairs/Landing

Neutrally decorated and carpeted.

Bedroom One

9'2" x 12'4" (2.81 x 3.78)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, new slim smart glass electric heater and fitted wardrobe.

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Bedroom Two

7'3" x 12'4" (2.21 x 3.78)



Carpeted and neutrally decorated with front aspect upvc double glazed window, new slim smart glass electric heater and fitted wardrobe.

Bathroom

4'9" x 9'5" (1.47 x 2.89)



Having tile effect cushion flooring and neutral decor with access to roof space, low flush wc, pedestal wash hand basin with chrome mixer tap, bathtub with chrome mixer tap and electric shower over, over stairs storage with hot water cylinder.

OUTSIDE

Frontage and Driveway

To the front you will find a block paved driveway and small seating area.

Rear Garden



To the rear you will find an enclosed garden with patio, some planting and shed.

Buying to Let?

Guide achievable rent price: £750pcm

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: B

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/>



Sales: 01283 777100
Lettings: 01332 511000
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what3words location



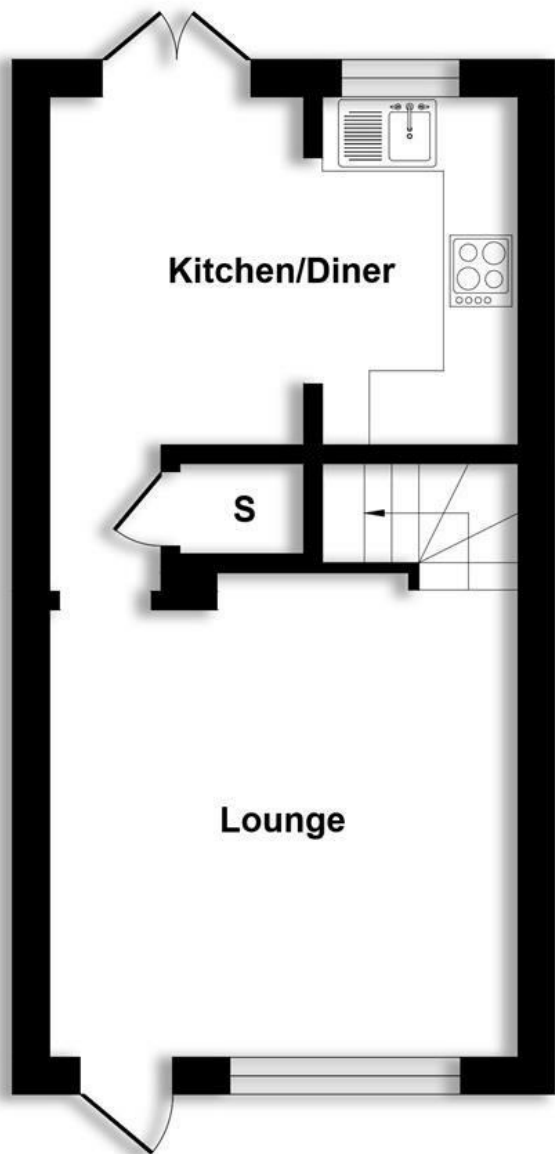
Disclaimer

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.

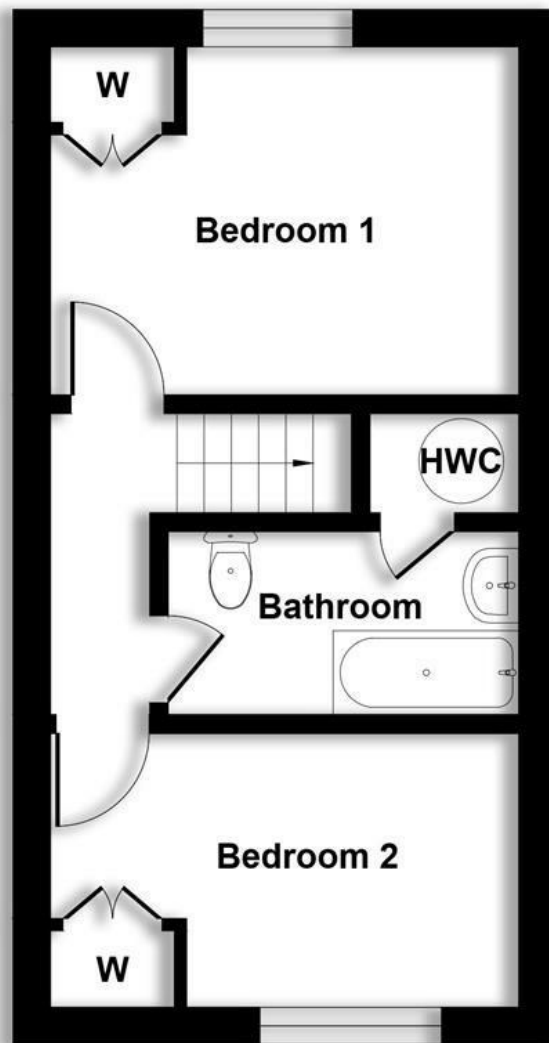


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2 The Shieling



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D			68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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