

**20 Marston Old Lane, Hatton, Derby, DE65 5DY**

**O.I.R.O £250,000**

For sale: a beautifully designed semi-detached family home featuring three bedrooms, a spacious lounge room with a log burner fireplace, a homely kitchen with dining area, a conservatory, a summerhouse, driveway parking, and an enchanting garden, all ideally located near excellent public transport, schools, and local amenities.

## 20 Marston Old Lane, Hatton, Derby, DE65 5DY

### Summary Description

For sale, a beautifully designed semi-detached property, perfect for families and couples alike. This home boasts an array of features that truly make it stand out.

Upon entering, you will find a spacious lounge, flooded with natural light from the large bay window and offering a cozy atmosphere with a charming log burner fireplace. The property features three bedrooms, two of which are generous double rooms and the third being a single room, all well-presented and ready to move in.

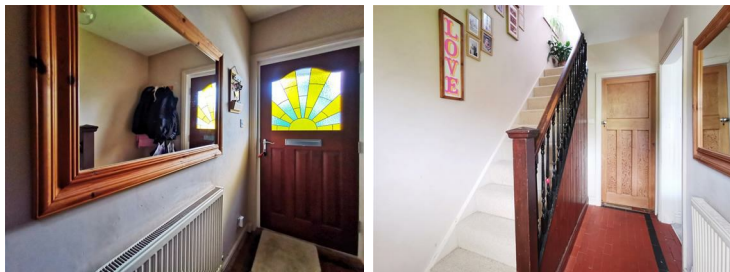
The kitchen is a homely space, featuring a dining area ideal for family meals and entertaining guests. Accessible from the kitchen is the conservatory, a delightful space lending a wonderful view of the garden, inviting you to unwind and relax in any weather.

The property comes with a three-piece white suite showerroom, maintaining the home's overall elegant appeal. A unique feature of this home is the summerhouse with power, which can be an ideal gym or office space. The property also offers driveway parking with gated side access.

Located in an area with excellent public transport links, nearby schools, local amenities, and green spaces, this home is ideally situated for all your needs. With the potential for extension subject to local planning, this property offers a fantastic opportunity to expand and adapt to your lifestyle.

Adding to the charm is an enchanting garden and a playroom, making this home perfect for families with children. Viewing is highly recommended to truly appreciate the potential of this home. Included within the purchase is a share of Thistle Place Meadow nature reserve, which is a Dove Valley Community Project and is located at the immediate rear of the property.

### Hallway



Having original quarry tiles, stairs to the first floor and doors off to:

### Lounge

43'0" x 12'1" (13.11m x 3.70m)



With a double-glazed bay window to the front aspect, log burner with surround and central heating radiator.

### Playroom

8'5" x 13'4" (2.57m x 4.08m)



Exposed wooden floorboards, pantry for storage, access to guest WC and large opening through to the lounge.

### Guest W.C

Having a low-level WC, wash hand basin and splash back tiling.

## 20 Marston Old Lane, Hatton, Derby, DE65 5DY

### Breakfast Kitchen

14'4" x 8'0" (4.39m x 2.44m )



Fitted with a range of wall and base units with work surface over incorporating a sink with drainer, spaces for washing machine, cooker and fridge freezer, tiling to splashback areas and opening to:

### Conservatory

15'1" x 8'0" (4.62m x 2.46m )



Upvc double glazed windows to the rear garden and access out through uPVC patio doors.

### Landing

Carpet flooring, uPVC double-glazed window and doors off to;

### Bedroom One

10'7" x 10'5" (3.23m x 3.20m )



Double-glazed window to the front aspect, central heating radiator and exposed wooden floorboards.

### Bedroom Two

10'7" x 8'7" (3.23m x 2.62m )



Double-glazed window to the rear with a view over fields and a central heating radiator.

**Bedroom Three**

6'5" x 5'6" (1.96m x 1.70m )



Double-glazed window to the front aspect and central heating radiator.

**Shower Room**



Corner shower, WC, wash hand basin, towel rail, central heating radiator and tiling to splash-back areas.

**Rear Garden**



A well-maintained and private rear garden with lawn and patio area and access to the following:

**Summer house**

Having power and lighting.

**Greenhouse**



With Power points.

**Material Information**

Verified Material Information

Council tax band: B

Council tax annual charge: £1633.02 a year (£136.09 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

## 20 Marston Old Lane, Hatton, Derby, DE65 5DY

Number and types of room: 3 bedrooms, 1 bathroom, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Wood burner and Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Driveway and On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: D

For further Material Information about this property please visit:

<https://moverly.com/sale/QmEHX98CB64XvbNcc1FyU1/view>

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

### Buying to Let?

Guide achievable rent price: £850.00 pcm

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.

### Disclaimer 03/2021

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 or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

### Location / what3words

what3words: ///acrobats.risen.treetop

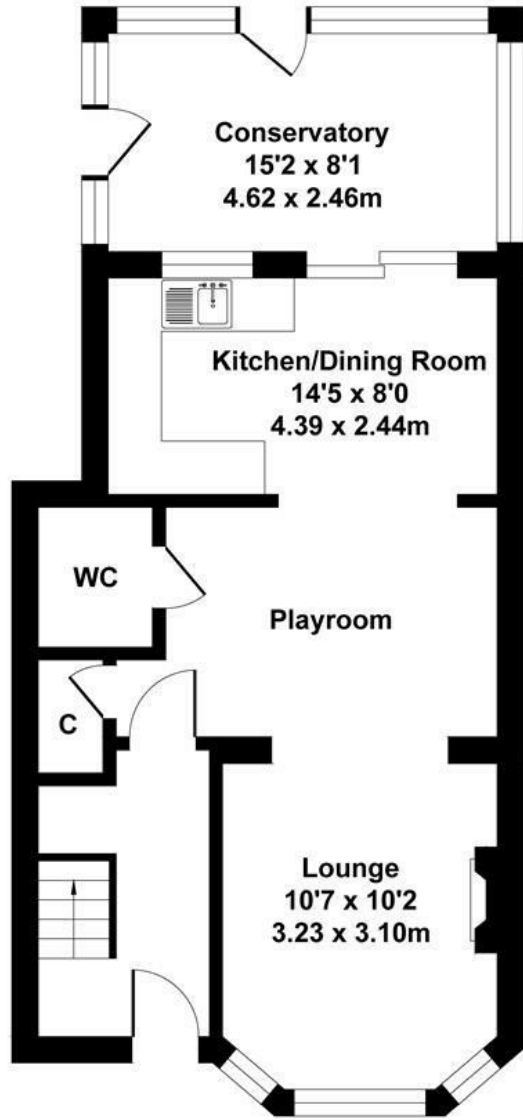


Sales: 01283 777100  
Lettings: 01332 511000

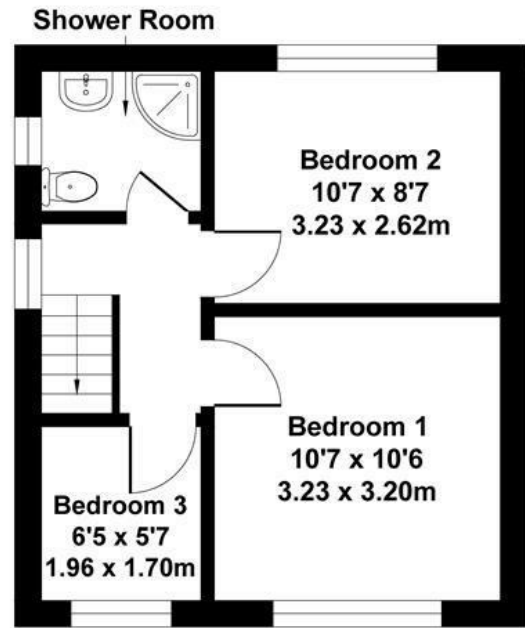
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# 20 Marston Lane

Approximate Gross Internal Area  
936 sq ft - 87 sq m

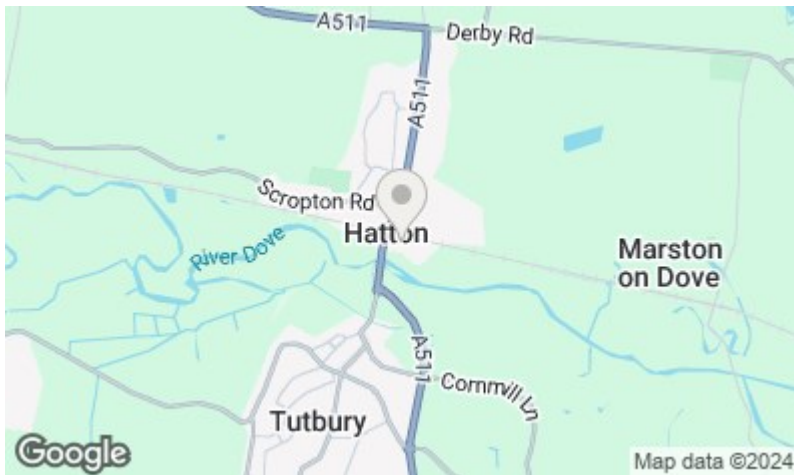


**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		64	
(55-68) D			
(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 <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			
England & Wales		EU Directive 2002/91/EC	



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