



**17 Dove Side, Hatton, Derby, DE65 5DZ**

**£269,500**

This detached two-bedroom bungalow, located in a quiet cul-de-sac with green spaces and a strong local community, offers a unique renovation opportunity with features such as a garage, additional parking, a private garden, and potential for extension, promising a serene and idyllic lifestyle.



### Summary Description

For sale is a detached bungalow that presents an exciting opportunity for those seeking a renovation project. The property has a lot of potential and features two bedrooms. Though it may require some investment, it holds immense potential for those with a vision.

The property is situated in a quiet cul-de-sac, surrounded by green spaces. The area boasts a strong local community, offering a serene and idyllic lifestyle away from the hustle and bustle of the city.

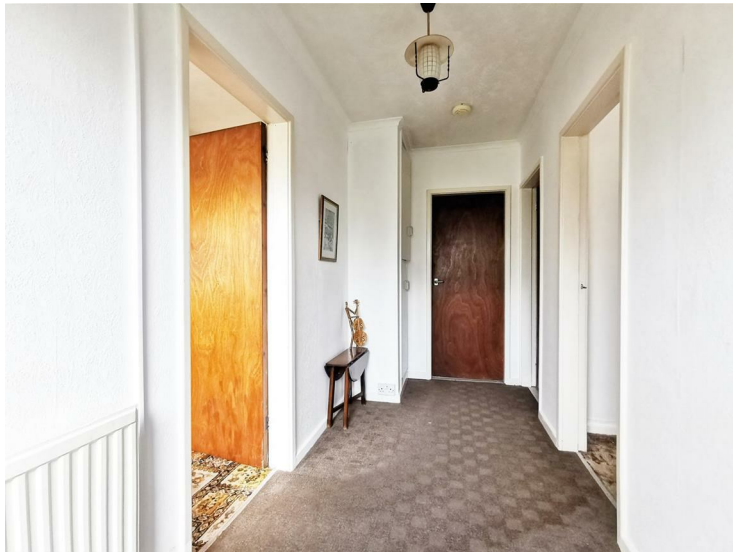
One of the unique features of this property is the availability of a garage, providing ample space for storage or parking. There is also additional parking space available, adding to the convenience of this residence.

Additionally, the property comes with a private garden, which could be a peaceful retreat or a canvas for the green-fingered. The bungalow also holds potential for extension, subject to necessary permissions, making it an ideal choice for couples, families or those considering downsizing.

In summary, this detached bungalow, though in need of renovation, offers a wonderful opportunity to create a home tailored to personal preferences. With its unique features and location advantages, it holds the promise of a peaceful and community-oriented lifestyle.

### Hallway

5'2" x 11'9" (1.59m x 3.59m )



Extra wide for potential to have a staircase fitted for extension into the loft space. Radiator, wooden door with double glazing, airing cupboard with water tank and doors off to;

### Lounge

14'6" x 10'10" (4.42m x 3.32m)



Fitted with a gas fire, radiator, two windows with secondary glazing and door off to;

### Kitchen

7'11" x 14'6" (2.42m x 4.42m)



Fitted with base and wall cupboards, plumbing for washing, electric oven gas hob and extractor fan, and space for under-counter appliances. Vinyl flooring wooden glazed door, wall mounted gas boiler and secondary glazed window to the rear.

### Sunroom

8'9" x 9'8" (2.69m x 2.97m )



Having access to a built built storage shed, windows and door to the rear garden.



## 17 Dove Side, Hatton, Derby, DE65 5DZ

### Bed One

10'0" x 11'10" (3.07m x 3.63m )



Window to the front with secondary glazing, radiator and built-in wardrobe.

### Bed Two

8'11" x 9'10" 209'11" (2.72m x 3.64m )

Window to the rear with secondary glazing and radiator.

### Wet room

6'5" x 5'5" (1.98m x 1.66m)



Having an electric shower, single glazing obscured glazed window to the rear, wash hand basin, low-level WC and electric fan heater.

### Garage

12'2" x 14'10" (3.71m x 4.54m )

With personal side door, up and over door, single glazed window to the rear. Power and electric.

### Outside front



With tarmac driveway with access to the garage, rear sunroom and front of the property. Established plantings and timber boundary

### Outside rear



Sitting on a good sized plot with access all round the house and with patio area, lawn areas and established trees, hedges and plantings.

### Please note

Included within the purchase is a share of Thistley Place Meadow nature reserve, which is a Dove Valley Community Project and is located at the immediate rear of the property.

### Material Information

Verified Material Information

Council tax band: B

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

## 17 Dove Side, Hatton, Derby, DE65 5DZ

Tenure: Freehold

Property type: Bungalow

Property construction: Standard form

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: None

Broadband: No broadband connection

Parking: Garage, Covered, and Driveway

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: Level access shower

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: Survey Instructed

For further Material Information about this property please visit:  
<https://moverly.com/sale/CfyfZpiGR7Kse1CRjgeaSC/view>

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. 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: £875.00 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 ///puff.flopped.swatting

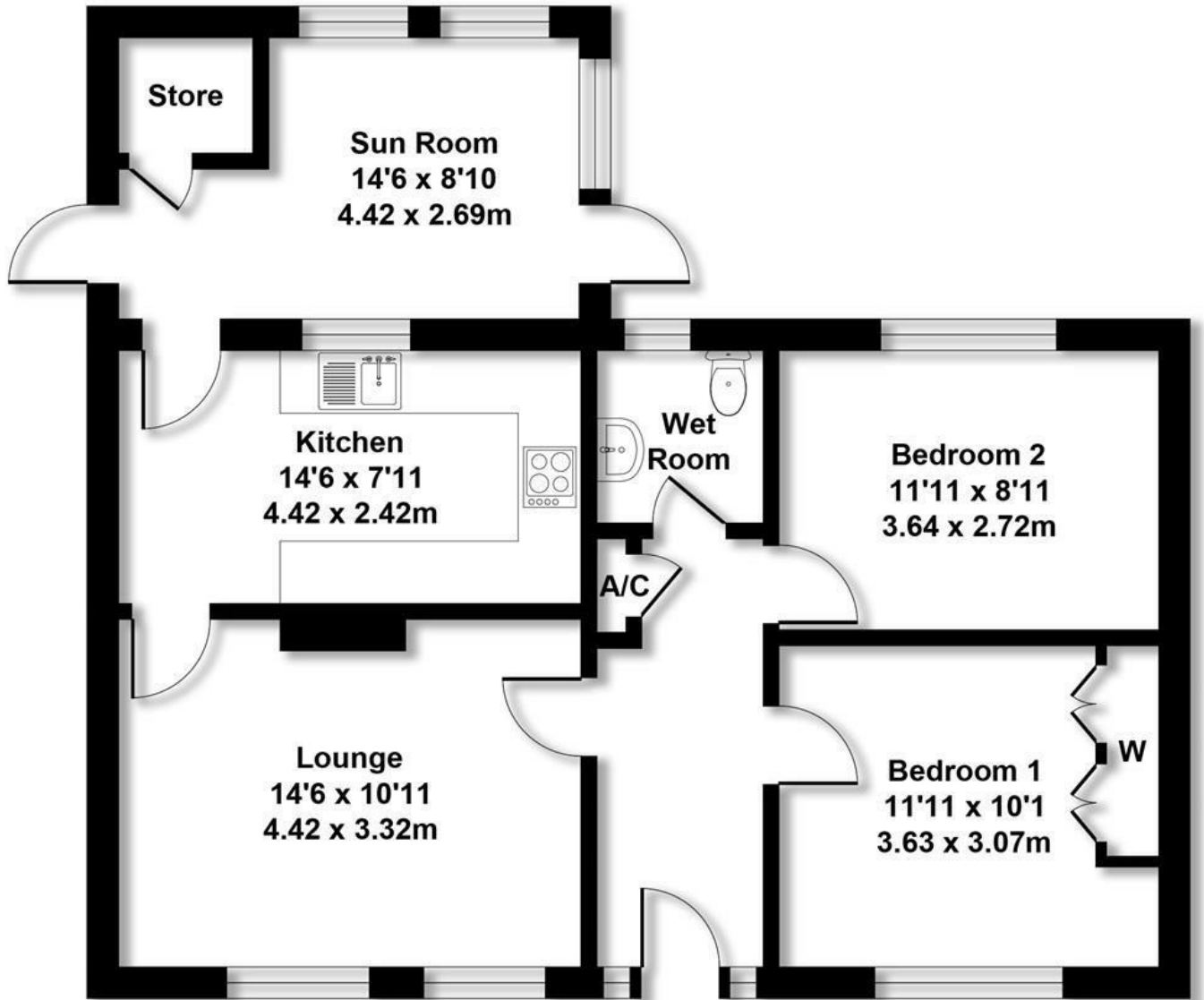


Sales: 01283 777100  
Lettings: 01332 511000  
[www.scofieldstone.co.uk](http://www.scofieldstone.co.uk)

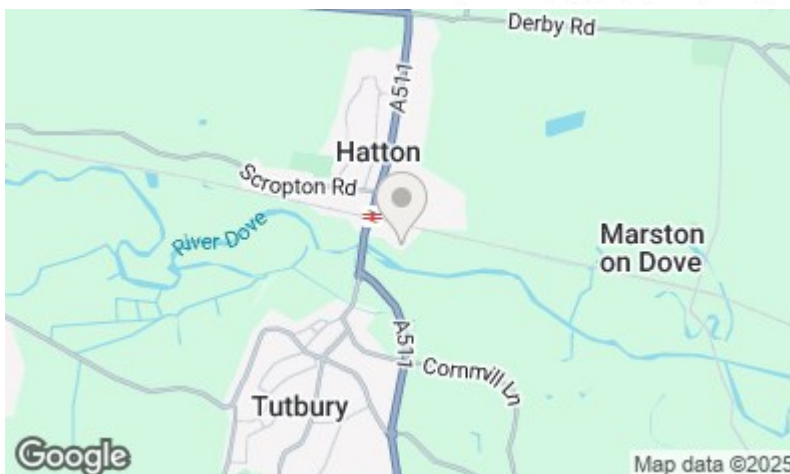


# 17 Doveside

Approximate Gross Internal Area  
775 sq ft - 72 sq m



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		89
(81-91) B		
(69-80) C		
(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		



**Hilton Office**  
Unit 6, Neighbourhood Centre  
Witham Close,  
Hilton, Derby DE65 5JR

**t:** Sales 01283 777100  
**t:** Lettings 01332 511000  
**e:** [info@schofieldstone.co.uk](mailto:info@schofieldstone.co.uk)  
**w:** [www.schofieldstone.co.uk](http://www.schofieldstone.co.uk)

Co Reg No. 8975758 VAT No. GB186513980