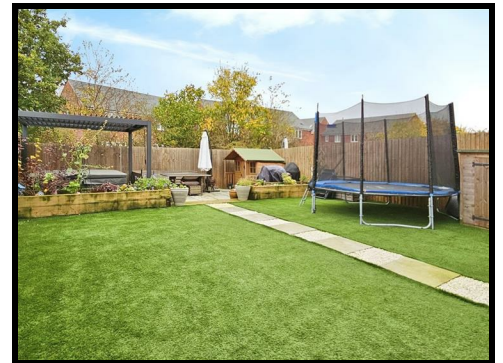




23 Balmoral Way, Hatton, Derby, Derbyshire, DE65 5RG

£340,000

This modern detached house offers four double bedrooms, a stylish kitchen with garden access, eco-friendly solar panels, a low-maintenance garden, driveway parking, and is conveniently located near schools, public transport, and local amenities.

Summary Description

This detached family home, in an excellent condition, is an exciting opportunity for families seeking a comfortable and modern living space. The property offers an impressive range of features designed to enhance your lifestyle.

The property boasts four double bedrooms, including a master bedroom with an en-suite, providing plenty of space for all members of the family. The bedrooms are complemented by a stylishly presented bathroom, ensuring convenience for all residents.

The heart of this home is a modern kitchen, equipped with modern appliances and a utility area. This space is not just for cooking, but also for enjoying meals, with a designated dining area that provides a warm and inviting atmosphere. Additionally, the kitchen offers direct access to the garden, making it perfect for summer dining and entertaining.

Unique to this property is a low maintenance rear garden, complete with outside power, perfect for family gatherings or simply enjoying a peaceful evening outdoors. Notably, the property also benefits from owned solar panels with battery, adding an eco-friendly touch to this modern home.

A single reception room serves as a comfortable and cosy living area. Further enhancing the property's appeal is the driveway parking to the front, accommodating at least two vehicles parked side by side.

Located close to public transport links, nearby schools, local amenities, walking routes, and a local train station, this property ensures all your needs within reach. The addition of a garage adds to the overall functionality of this nearly new home.

This property truly stands out with its combination of modern features, spacious interiors, and excellent location.

Entrance Hall

Having ceramic tile flooring and neutral decor with front aspect part obscure glazed composite main entrance door, radiator.

Lounge

16'4" x 11'3" (5m x 3.44m)



Carpeted and neutrally decorated with front and side aspect upvc double glazed windows, under stairs storage cupboard, tv and telephone points, radiator.

Kitchen/Diner

8'8" x 17'8" (2.64m x 5.38m)



Having ceramic tiled flooring and stylish decor with rear aspect upvc double glazed window, upvc double glazed French doors to garden with side windows, a range of fitted wall and floor units to shaker style in cream with wood effect roll edge worktops, inset lights to ceiling, inset stainless steel sink with drainer and chrome mixer tap, integrated electric oven with gas hob over and chimney style extractor hood, integrated dishwasher, integrated fridge freezer, radiator.

Utility Area

5'7" x 4'7" (1.71m x 1.4m)

Found at the rear of the kitchen, integrated washer/dryer, wall mounted Ideal gas boiler, radiator.

Guest Cloakroom/WC

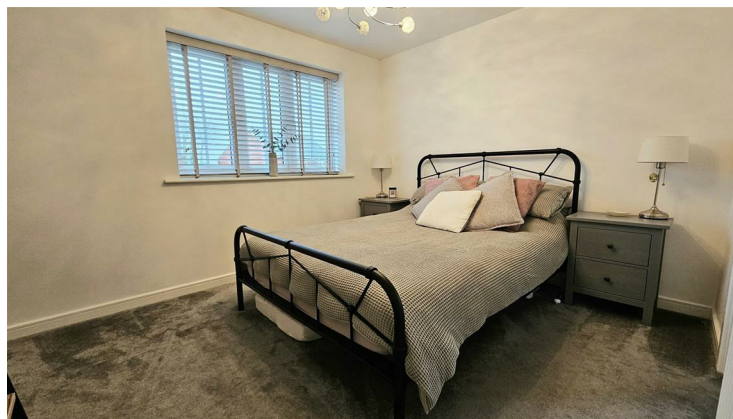
Having ceramic tiled flooring and neutral decor with tiled splashbacks, pedestal wash hand basin with chrome monobloc tap, low flush wc, radiator.

Stairs/Landing

Carpeted and neutrally decorated, airing cupboard with hot water cylinder, radiator, access to part boarded roof space via fitted ladders.

Bedroom One

10'0" x 14'6" (3.05m x 4.43m)



Carpeted and neutrally decorated with front aspect upvc double glazed window, radiator, tv and telephone points.

En Suite Shower Room

Having ceramic tile effect cushion flooring and stylish decor with side aspect obscure upvc double glazed window, inset lights to ceiling, tiled splashbacks, pedestal wash hand basin with chrome monobloc tap, low flush wc, double shower enclosure with plumbed shower having rain shower head, radiator.

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Bedroom Two

12'9" x 8'10" (3.91m x 2.71m)



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

Bedroom Three

10'11" x 8'1" (3.35m x 2.47m)



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

Bedroom Four

9'1" x 8'7" (2.79m x 2.63m)



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

Bathroom

7'2" x 6'4" (2.19m x 1.95m)



Having ceramic tile effect cushion flooring and stylish decor with rear aspect obscure upvc double glazed window, inset lights to ceiling, tiled splashbacks, bathtub with chrome mixer tap and plumbed shower over, low flush wc, pedestal wash hand basin with chrome monobloc tap, radiator.

OUTSIDE

Garage

15'10" x 8'3" (4.85m x 2.54m)

A single attached garage with metal up and over door, light and power.

Frontage and Driveway

To the front you will find a full width tarmac driveway with side gate to rear garden and small herbaceous border.

Rear Garden



An enclosed, private garden which is generous in proportion and has been attractively landscaped to provide a mixture of artificial lawn, paved patio, outdoor power socket, cold water tap.

Material Information

Verified Material Information

Council tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 4 bedrooms, 2 bathrooms, 1 reception

Electricity supply: Mains electricity

Solar Panels: Yes

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent
Parking: Driveway and Garage
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: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: B

Please see the link for additional material information:
<https://moverly.com/sale/S5SNBHmofWDrWArPPoVFG7/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.

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.

Buying to Let?

Guide achievable rent price: £1400pcm

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. Scoffield 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.

Location / what3words

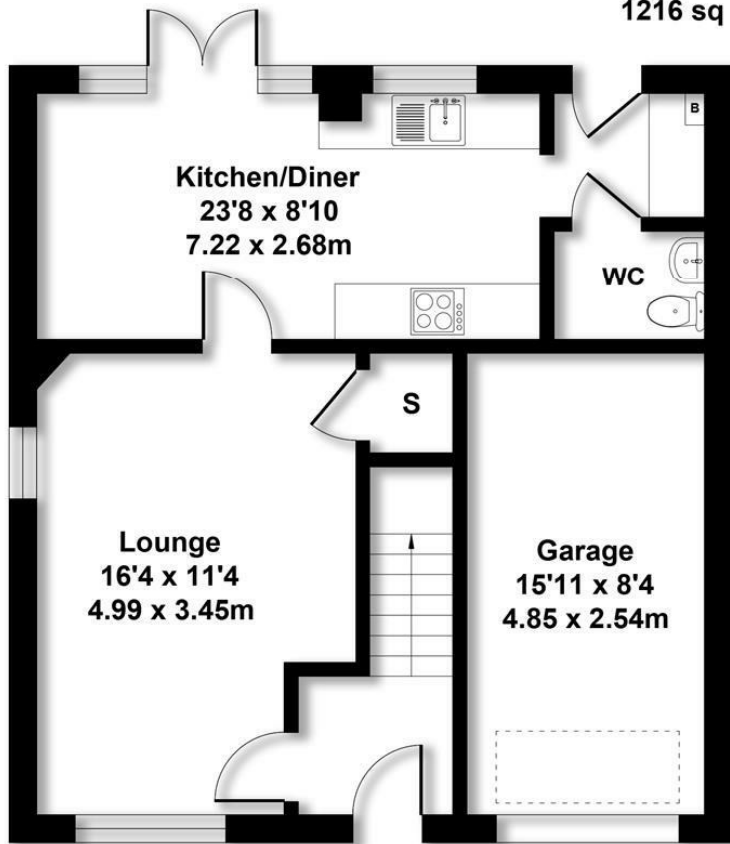
what3words ///ballparks.icebergs.singers



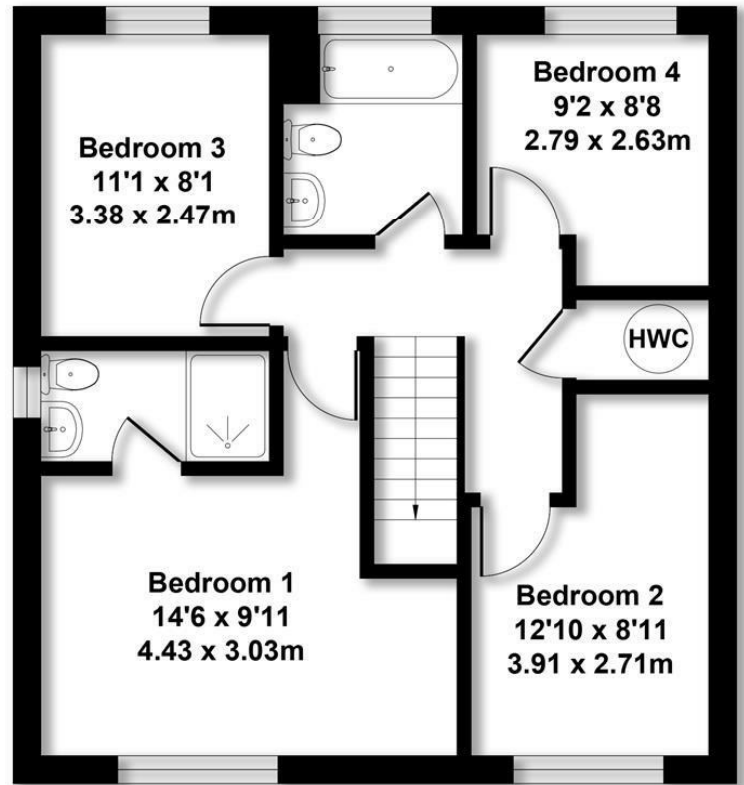
Sales: 01283 777100
Lettings: 01332 511000
www.scoffieldstone.co.uk

23 Balmoral Way

Approximate Gross Internal Area
1216 sq ft - 113 sq m

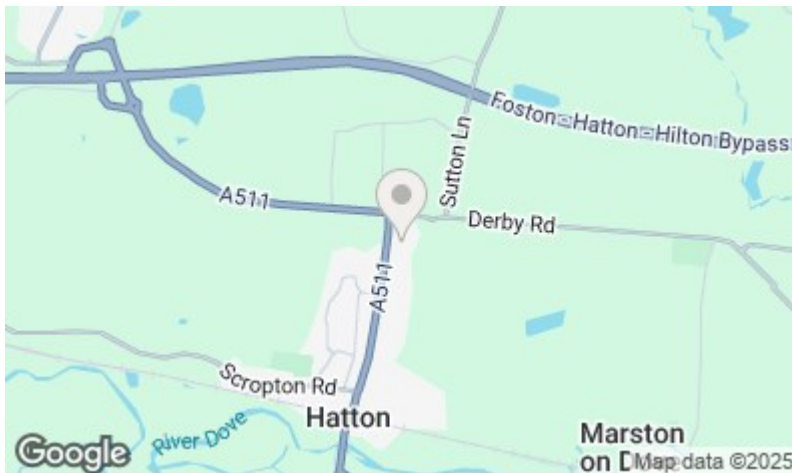


GROUND FLOOR



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 (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	83 94
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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