



1 Kensington Drive, Hatton, Derby, DE65 5RU

£350,000

Discover your dream lifestyle in this exquisite 4-bedroom, 2-bathroom home spanning 112 sq.m across 3 floors. Immerse yourself in modern luxury and comfort in the heart of Hatton, where elegance meets practicality.

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Summary Description

Discover the epitome of contemporary living at Kensington Drive, where your dreams of an elegant, functional home come to life. This magnificent property boasts four generously sized bedrooms, including a luxurious 13 sq.m primary suite, perfect for creating your own personal sanctuary. Two beautifully appointed bathrooms offer spa-like retreats throughout the home.

The heart of this residence is the stunning open-concept kitchen and dining area, where culinary enthusiasts will delight in the sleek, modern design. High-end appliances, ample counter space, and a breakfast bar create the perfect setting for both everyday meals and lavish entertaining. The adjacent living room, bathed in natural light, features plush carpeting, inviting you to relax and unwind.

Ascend the stylish staircase to find tranquil bedrooms adorned with crystal chandeliers (not included) and soothing colour palettes. The opportunity for built-in wardrobes to offer abundant storage, while large windows frame picturesque views of the surrounding area. The bathrooms showcase contemporary fixtures, including a luxurious soaking tub and a glass-enclosed shower, promising a spa-like experience in your own home.

With three floors of thoughtfully designed living space, this home offers versatility for various lifestyles. A utility room adds convenience to daily tasks, while multiple hallways ensure a smooth flow throughout the property. Energy-efficient features and modern amenities are seamlessly integrated, providing both comfort and peace of mind.

Located in the charming town of Hatton, this property offers the perfect balance of tranquil suburban living and easy access to urban conveniences. Embrace a lifestyle of luxury, comfort, and sophistication in this truly aspirational home. Your dream life awaits at Kensington Drive.

Ground Floor

Entrance Hall

Having wood effect Amtico flooring and neutral decor with front aspect part obscure glazed composite main entrance door, carpet matwell, radiator.

Lounge

17'7" x 9'2" (10'9" into bay) (5.36 x 2.8 (3.3 into bay))



Carpeted and neutrally decorated with front and side aspect upvc double glazed windows and side aspect upvc double glazed bay window, multimedia socket, two radiators.

Kitchen/Diner

17'4" x 10'0" (5.3 x 3.06)



Having wood effect Amtico flooring and neutral decor with front and side aspect upvc double glazed windows, upvc double glazed French doors to garden, a range of fitted wall and floor units to shaker style with stone effect worktops, inset stainless steel sink with drainer, vegetable preparation and chrome mixer tap, inset gas hob with chimney style extractor hood over, integrated dishwasher, integrated electric oven and microwave, integrated fridge/freezer, wall mounted gas boiler, radiator.

Utility

4'7" x 6'7" (1.4 x 2.03)

Having wood effect Amtico flooring and neutral decor, fitted floor units to shaker style with stone effect worktop, inset stainless steel sink with drainer and chrome mixer tap, under counter space and plumbing for washing machine, radiator.

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Guest Cloakroom/WC

5'0" x 3'3" (1.53 x 1)



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

Stairs/Landing to first floor

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

First Floor

Bedroom One

17'7" x 9'4" (5.36 x 2.85)



Carpeted and neutrally decorated with front aspect and two side aspect upvc double glazed windows, tv and telephone points, two radiators.

En Suite Shower Room

7'7" x 4'7" (2.33 x 1.4)

Having ceramic tile effect flooring and neutral decor with rear aspect obscure upvc double glazed window, inset lights to ceiling, tiled splashbacks, wall mounted wash hand basin with chrome monobloc tap, low flush wc, double shower enclosure with plumbed shower, radiator.

Bedroom Four/Study

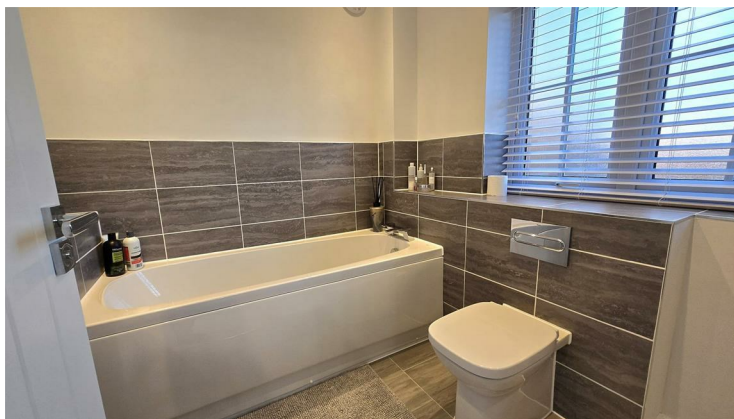
10'0" x 9'10" (3.05 x 3.01)



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

Bathroom

7'4" x 9'11" (into shower enclosure) (2.26 x 3.03 (into shower enclosure))



Having ceramic tile effect flooring and neutral decor with front aspect obscure upvc double glazed windows, inset lights to ceiling, tiled splashbacks, wall mounted wash hand basin with chrome monobloc tap, bathtub with chrome mixer tap, low flush wc, shower enclosure with plumbed shower, chrome heated towel rail, shaving point.

Stairs/Landing to second floor

Carpeted and neutrally decorated with wooden spindle balustrade, access to generous airing cupboard with hot water and internet access point.

Second Floor

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Bedroom Two

13'8" x 10'0" (4.18 x 3.07)



Carpeted and neutrally decorated with front and side aspect upvc double glazed windows, access to eaves storage, radiator.

Bedroom Three

13'8" x 9'5" (4.17 x 2.88)



Carpeted and neutrally decorated with front and side aspect upvc double glazed windows, access to eaves storage, radiator.

OUTSIDE

Frontage and Driveway



To the front/side you will find a tandem Tarmacadam driveway with adequate parking for at least two vehicles. The frontage has been landscaped to provide a mixture of lawn, hedgerow and paved entrance pathway.

Garage

To the rear, you will find a detached single garage with metal up and over door, light and power.

Rear Garden



A wall enclosed, mostly private garden which has been landscaped to provide lawn, paved patio and herbaceous border.

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: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: None

Broadband: No broadband connection

Parking: Garage 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: 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/UmZCKs6KoNieF8mZmurXae/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: £1500pcm

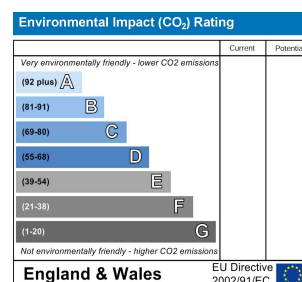
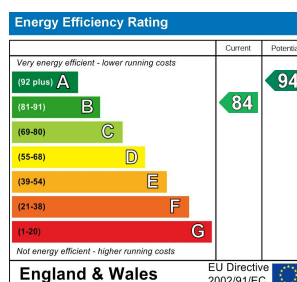
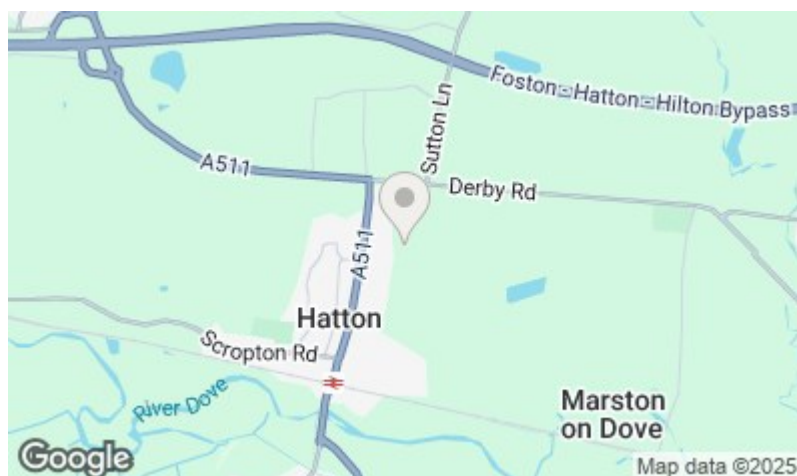
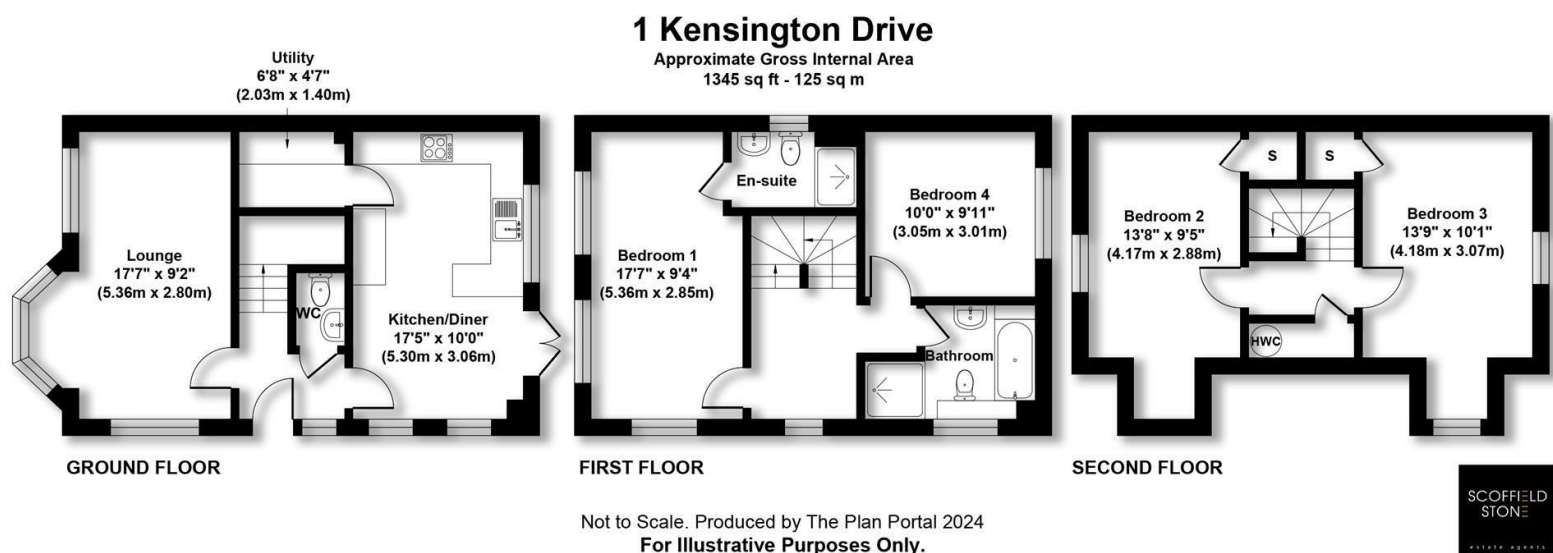
The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scoffield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this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

Location / what3words

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www.scoffieldstone.co.uk



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

t: Sales 01283 777100
t: Lettings 01332 511000
e: info@scofieldstone.co.uk
w: www.scofieldstone.co.uk

Co Reg No. 8975758 VAT No. GB186513980