



**39 Castle View, Hatton, Derby, DE65 5QL**

**£260,000**

This detached bungalow, located in a peaceful cul-de-sac, offers two bedrooms, two reception rooms, a fitted kitchen, a garden, a workshop, and parking facilities, with excellent potential for renovation, making it an ideal project for couples or retirees in a strong local community with great transport links and amenities.



## 39 Castle View, Hatton, Derby, DE65 5QL

### Summary Description

We are delighted to offer for sale this detached bungalow, nestled in a peaceful, quiet cul-de-sac, and brimming with potential. The property, in need of renovation, presents an excellent opportunity for couples or retired buyers to mould a home to their own tastes and requirements.

The bungalow comprises two reception rooms, both brimming with potential. Reception room one is a spacious lounge, complete with a charming bay window that floods the room with natural light, an ideal space for relaxation. The second reception room serves as a dining room, perfect for hosting family meals or intimate dinner parties.

The property offers a fitted kitchen awaiting your personal touch. The kitchen has ample space for modern appliances and offers the potential to become the heart of your home.

The bungalow boasts two bedrooms. The main bedroom is a generous double, providing a haven of tranquillity. The second bedroom is a single with the unique feature of providing direct access to the garden; a perfect room for guests or to be used as a study.

The property is completed with a three-piece bathroom waiting to be transformed into your ideal space.

Notable features include a garden, providing a peaceful retreat, and a workshop for those who enjoy DIY or require extra storage. Additionally, parking will never be an issue with both a dedicated parking space and a carport.

Situated in a strong local community with excellent public transport links and local amenities nearby, the property also benefits from beautiful walking routes on your doorstep. This property represents a fantastic opportunity to create a lovely home in a highly desirable location.

### Entrance Hall

### Kitchen

10'4" x 7'10" (3.16 x 2.4 )



### Lounge/Diner

21'1" x 11'6" (6.45 x 3.51 )



### Dining Room / Study

6'9" x 7'11" (2.08 x 2.42 )



### Bedroom One

13'9" x 8'7" (4.2 x 2.64 )





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### Bedroom Two

7'6" x 10'9" (2.31 x 3.29 )



### Bathroom

5'5" x 7'10" (1.66 x 2.39 )



### OUTSIDE

#### Frontage and Driveway

#### Rear Garden



An enclosed, modest and private garden with paved patio, lawn and borders.

There is also a concrete workshop and a covered carport which has provided further workshop area.

### Material Information

Verified Material Information

Council tax band: C

Council tax annual charge: £1866.31 a year (£155.53 a month)

Tenure: Freehold

Property type: Bungalow

Property construction: Standard form

Number and types of room: 2 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: Double glazing

Broadband: FTTC (fibre to the cabinet)

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

Excellent, EE - Excellent

Parking: Driveway, Garage, Off Street, and Private

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: Survey Instructed

Please see the link for additional material information:  
<https://moverly.com/sale/UBAei26qTDhUZyEJFuMoSp/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: £800pcm

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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

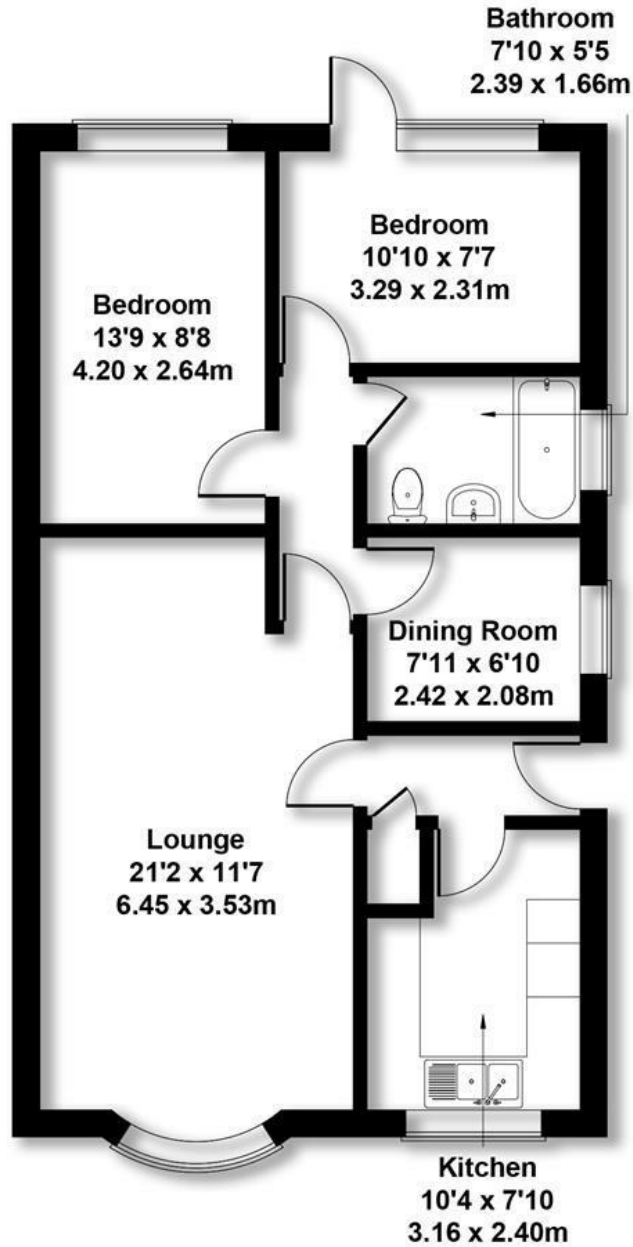
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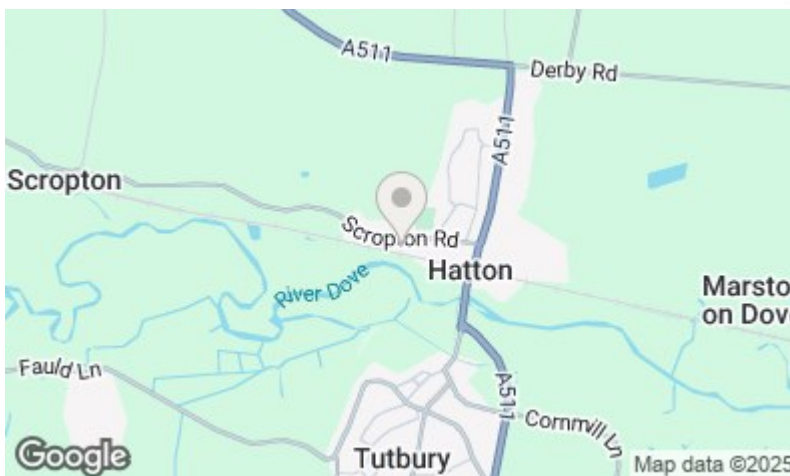
Sales: 01283 777100  
Lettings: 01332 511000  
**[www.scoffieldstone.co.uk](http://www.scoffieldstone.co.uk)**

# 39 Castle View

Approximate Gross Internal Area  
710 sq ft - 66 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		
(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	



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