



**2 Kensington Drive, Hatton, Derby, DE65 5RU**

**£460,000**

This immaculate, detached four-bedroom house offers a luxurious family living experience with spacious interiors, two en-suite bedrooms, an open-plan kitchen with garden access, driveway parking, and a private garden, all nestled in a sought-after location that combines urban convenience with natural tranquillity.



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### Summary Description

For sale is this immaculate, detached house, generously spacious and beautifully presented, offering a remarkable standard of living for families. The residence boasts four bedrooms, a bathroom, two reception rooms, and a kitchen.

The master bedroom is bay fronted and features an en-suite and built-in wardrobes. Bedroom two also benefits from an en-suite, while bedroom three comes with built-in wardrobes. All four bedrooms are spacious, offering enough room for a king size bed. The four-piece suite bathroom adds a touch of elegance and relaxation.

The kitchen is a culinary enthusiast's dream, complete with a kitchen island, utility room, dining space, breakfast area, and built-in appliances. It further benefits from a garden view and direct garden access, filling the room with an abundance of natural light.

Reception room one, a lounge, is bay fronted, offering a cosy and inviting space for relaxation or entertaining. Reception room two is an open-plan family room with large windows providing a garden view and direct garden access, fostering an indoor-outdoor living experience.

Among the unique features of this home are two en-suite shower rooms, an open-plan design, driveway parking for at least three cars, a private rear garden, and a single integrated garage.

The property's location is highly sought after, providing easy access to public transport links, nearby schools, local amenities, green spaces, nearby parks, walking and cycling routes. This makes it perfect for those who appreciate the convenience of urban living alongside the tranquillity of nature.

This house truly is a gem in the heart of a new build development.

### Entrance Hall

Having wood effect Amtico flooring and neutral decor with front aspect part obscure glazed composite main entrance door with side window, walk in cloakroom, telephone point, radiator.

### Lounge

17'8" x 12'1" (5.4 x 3.7)



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

### Open Plan Kitchen/Diner and Family Room



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### Kitchen/Diner

10'9" x 24'6" (3.28 x 7.49)



Having wood effect Amtico flooring and neutral decor with rear aspect upvc double glazed French doors to garden, rear aspect upvc double glazed window, inset lights to ceiling, fitted wall and floor units to gloss finish with stone effect worktops, breakfast bar with inset gas hob with chimney style extractor hood over, inset stainless steel sink with drainer, vegetable preparation and chrome monobloc tap, integrated double electric oven with combination microwave, integrated fridge/freezer, integrated dishwasher, under stairs storage cupboard.

### Family Room

11'5" x 10'3" (3.49 x 3.14)



Having wood effect Amtico flooring and neutral decor with rear aspect upvc double glazed French doors, tv point.

### Utility

5'8" x 5'4" (1.75 x 1.64)

Having wood effect Amtico flooring and neutral decor, fitted floor units to compliment kitchen, inset stainless steel sink with drainer and chrome monobloc tap, under counter space and plumbing for washing machine. Door to garage.

### Downstairs Toilet

Having wood effect Amtico flooring and neutral decor with front aspect obscure upvc double glazed window, tiled splashbacks, low flush wc, pedestal wash hand basin with chrome monobloc tap.

### Stairs/Landing

Carpeted and neutrally decorated with front aspect upvc double glazed window, walk in airing cupboard with hot water cylinder, radiator, access to roof space.

### Master Suite

13'3" x 12'1" (4.06 x 3.7)



Carpeted and neutrally decorated with front aspect upvc double glazed bay window, radiator. A key feature to this area is the generous walk through dressing area with inset lights to ceiling and fitted wardrobes.

### En Suite Shower Room

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



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### Bedroom Two

16'1" x 12'5" (4.91 x 3.8)



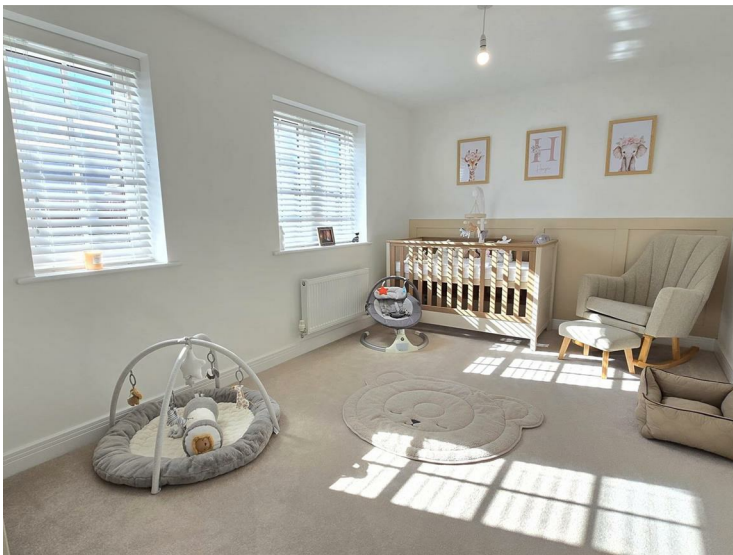
Carpeted and neutrally decorated with rear aspect upvc double glazed window, radiator.

### En Suite Shower Room

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

### Bedroom Three

9'6" x 15'1" (2.91 x 4.6)



Carpeted and neutrally decorated with two front aspect upvc double glazed windows, fitted wardrobe, radiator.

### Bedroom Four

9'8" x 12'4" (2.95 x 3.78)



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

### Bathroom

6'2" x 8'9" (1.88 x 2.67)



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

### OUTSIDE

#### Garage

19'9" x 9'11" (6.03 x 3.04)

A slightly oversized integrated single garage with metal up and over door, light, power and door to utility.

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### Frontage and Driveway



To the front you will find a Tarmacadam driveway with adequate space for three cars parked side by side. You will also find a small section of lawn.

### Rear Garden



A generous, enclosed garden with side passage to front, lawn and paved patio.

### Material Information

Verified Material Information

Council tax band: E  
Tenure: Freehold  
Property type: House  
Property construction: Standard form  
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: No broadband connection  
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 area 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: B

For additional material information, please see the link:  
<https://moverly.com/sale/Bu1ee4AqWMN2Ujib34bdPi/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

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: £1800pcm

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.

### Location / what3words

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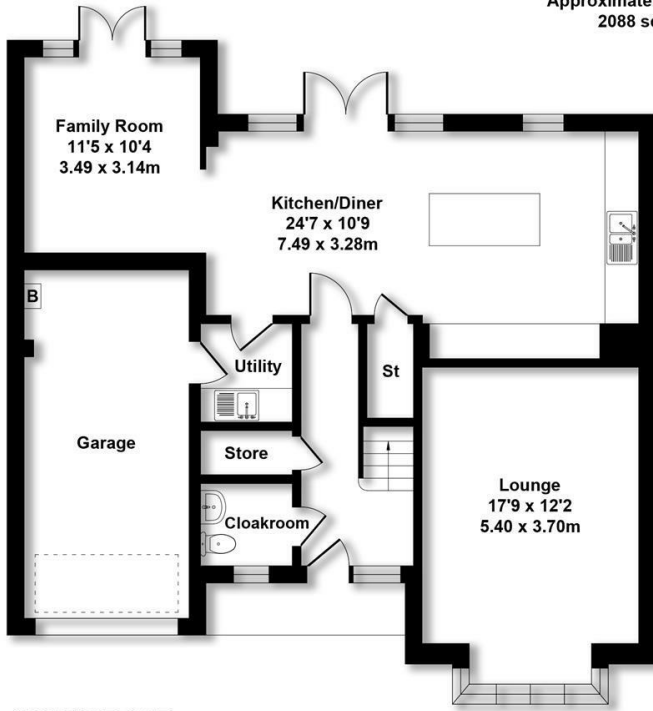


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Lettings: 01332 511000  
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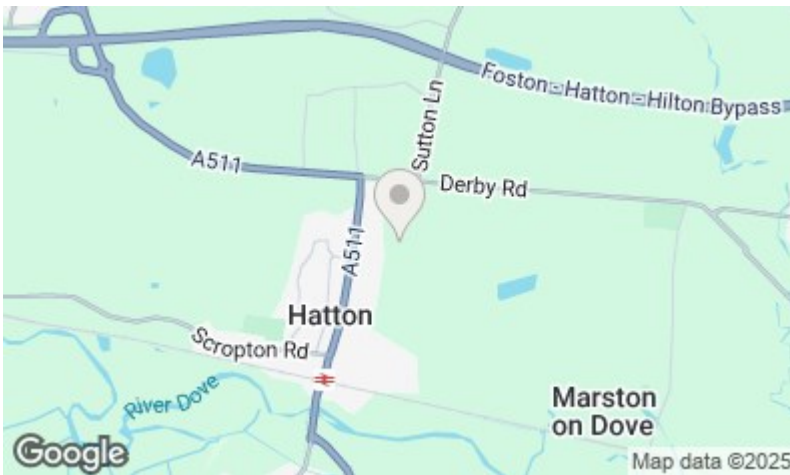
## 2 Kensington Drive

Approximate Gross Internal Area  
2088 sq ft - 194 sq m



Not to Scale. Produced by The Plan Portal 2025  
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**SCOFFIELD  
STONE**  
estate agents



| Energy Efficiency Rating  |           |
|---|-----------|
| Current   | Potential |
| Vary energy efficient - lower running costs<br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b><br>Not energy efficient - higher running costs | <b>85</b> |
|   | <b>93</b> |
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| England & Wales EU Directive 2002/91/EC   |           |

| Environmental Impact (CO <sub>2</sub> ) Rating  |           |
|---|-----------|
| Current   | Potential |
| Vary environmentally friendly - lower CO <sub>2</sub> emissions<br>(81 plus) <b>A</b><br>(69-80) <b>B</b><br>(55-68) <b>C</b><br>(39-54) <b>D</b><br>(21-38) <b>E</b><br>(1-20) <b>F</b><br>Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
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| 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@scofieldstone.co.uk](mailto:info@scofieldstone.co.uk)  
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Co Reg No. 8975758 VAT No. GB186513980