



Bridewell Lane, Hatton Derby DE65 5RP

welcome to

Bridewell Lane, Hatton Derby

Comprising in brief of an entrance hall, lounge, kitchen diner, utility, cloakroom, three bedrooms, master en-suite, and family bathroom, with an enclosed garden and a driveway, this modern semi-detached house in the popular village of Hatton is not one to miss!



Entrance Hallway

Upon entry through the front door, the entrance hallway provides access to the lounge, kitchen diner, cloakroom, and the stairs to the first floor. Finished with wood laminate flooring.

Cloakroom

Cloakroom off of the entrance hallway comprising of a low-level w/c, and a wash-hand basin; finished with wood laminate flooring, complementary splashback tiling, and a radiator.

Lounge

16' 2" x 9' 9" (4.93m x 2.97m)

The spacious and cozy lounge is a great space for relaxing with family. Finished with carpeted flooring, two radiators, and dual-aspect double-glazed windows to the front and rear.

Kitchen Diner

16' 2" x 9' (4.93m x 2.74m)

Modern fitted kitchen comprising of a range of fitted wall, base, and drawer units, with integrated appliances such as a dishwasher, oven, 4-ring gas hob, overhead extractor hood, and a fridge-freezer. Finished with wood laminate flooring, french doors leading out to the garden, a double-glazed window to the side, and a door through to the utility room.

Utility

Utility room with space and plumbing for further appliances.

Landing

First floor landing providing access to three bedrooms and the family bathroom.

Bedroom One

12' 8" x 11' 9" (3.86m x 3.58m)

Double bedroom finished with dual-aspect double-glazed windows, carpeted flooring, a radiator, and an en-suite shower room.

En-Suite

Three-piece suite comprising of a wash-hand basin, low-level w/c and shower cubicle. Finished with laminate flooring, complementary splashback tiling and to the walls of the shower, an extractor fan, and a frosted double-glazed window to the front.

Bedroom Two

11' 9" x 9' 9" (3.58m x 2.97m)

Double bedroom finished with a storage cupboard over the stair bulk, carpeted flooring, a double-glazed window to the front, and a radiator.

Bedroom Three

8' 8" x 6' 3" (2.64m x 1.91m)

Bedroom finished with carpeted flooring, a double-glazed window to the side, and a radiator.

Bathroom

Three-piece suite comprising of a wash-hand basin, low-level w/c and a bath, finished with complementary tiling to the walls, laminate flooring, a frosted double-glazed window to the side, and an extractor fan.

External

Externally, the front of the property has a patio-paved pathway leading up to the front door which is lined by laid-to-lawn patches with thoughtfully planted shrubbery to frame the house. The garden is private and enclosed to the side of the house, and is mainly laid-to-lawn with patio paving, creating a perfect seating area. Bordered by wooden fencing and a red-brick wall, there is external access to the front of the house through a wooden gate. The driveway is found adjacent to the garden, and provides off-road parking for multiple vehicles.



view this property online bagshawsresidential.co.uk/Property/MVR108928



welcome to

Bridewell Lane, Hatton Derby

- THREE-BEDROOM SEMI-DETACHED HOUSE
- SPACIOUS LOUNGE AND KITCHEN DINER WITH UTILITY
- TASTEFULLY PRESENTED THROUGHOUT
- MASTER EN-SUITE, FAMILY BATHROOM, AND CLOAKROOM
- PRIVATE AND ENCLOSED GARDEN AND DRIVEWAY FOR MULTIPLE VEHICLES

Tenure: Freehold EPC Rating: B

Council Tax Band: C

offers over

£265,000



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/MVR108928](https://www.bagshawsresidential.co.uk/Property/MVR108928)



Property Ref:
MVR108928 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01332 518844



Mickleover@bagshawsresidential.co.uk



14 The Square, Mickleover, DERBY, Derbyshire,
DE3 0DD



bagshawsresidential.co.uk