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Blossom Walk, Off Appletree Road  
Hatton, Derby  
Offers in excess of: £160,000



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Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



**IDEAL FIRST TIME BUY** - This delightful, characterful mid-terrace townhouse on Blossom Walk is offered for sale with no upward chain, making it an ideal opportunity for first-time buyers, investors, or those looking to downsize. The property offers a well-designed layout that maximises both space and comfort and also has the benefit of a south facing rear garden and allocated parking space.

Upon entering, the property is entered into an entrance hallway which provides access to a well appointed kitchen and spacious living dining room with access to the rear garden and staircase leading to the first floor. Upstairs the first floor landing leads to two double bedrooms and a well appointed contemporary bathroom.

Outside, the property benefits from an allocated parking space in a residents car park that is located at the front of the property. There is also a delightful low maintenance south facing rear garden with paved patio and gravelled bed with rear gated access.





## The Detail

A double-glazed entrance door opens into the entrance hallway, which features wood-effect flooring and doors leading to the living/dining room and kitchen.

The kitchen is well equipped and fitted with a range of base cupboards, drawers, and wall-mounted cabinets. Wood-grain effect worktops are inset with a stainless steel sink, mixer tap, and side drainer. Integrated appliances include an electric fan-assisted oven, a built-in four-ring electric hob with stainless steel extractor hood (with variable speed fan and light), and a dishwasher. There is also provision for a washing machine, and the domestic hot water combination boiler is housed here. Complementary ceramic tiled splashbacks complete the look, and a uPVC double-glazed bay window to the front elevation provides natural light.

The spacious living/dining room features attractive wood-effect flooring, with a window and door leading out to the south facing rear garden. A staircase rises to the first floor landing.

On the first floor, the landing provides access to two double bedrooms and the bathroom. The primary bedroom extends over an archway, which includes a window to the side aspect. The room also benefits from a large built-in wardrobe. The second bedroom is located to the rear and offers pleasant views of Tutbury Castle and the garden.

The bathroom is finished with attractive travertine effect tiling and comprises a white suite: a panelled bath with electric shower and glazed screen, a wash hand basin set within a vanity unit with storage underneath, and a low-flush WC. There is a centrally heated ladder-style chrome towel rail and extractor fan

To the front, the property benefits from off-street parking. The rear garden is low-maintenance, landscaped with gravel and includes a patio seating area, bin storage area and rear gated access onto Appletree Road.







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## The Location

Hatton is a well-connected and popular village offering the kind of everyday convenience that shapes an easy lifestyle. Within walking distance are a supermarket, pharmacy with post office, café and local inn, along with a selection of independent eateries that serve as regular meeting points for residents.

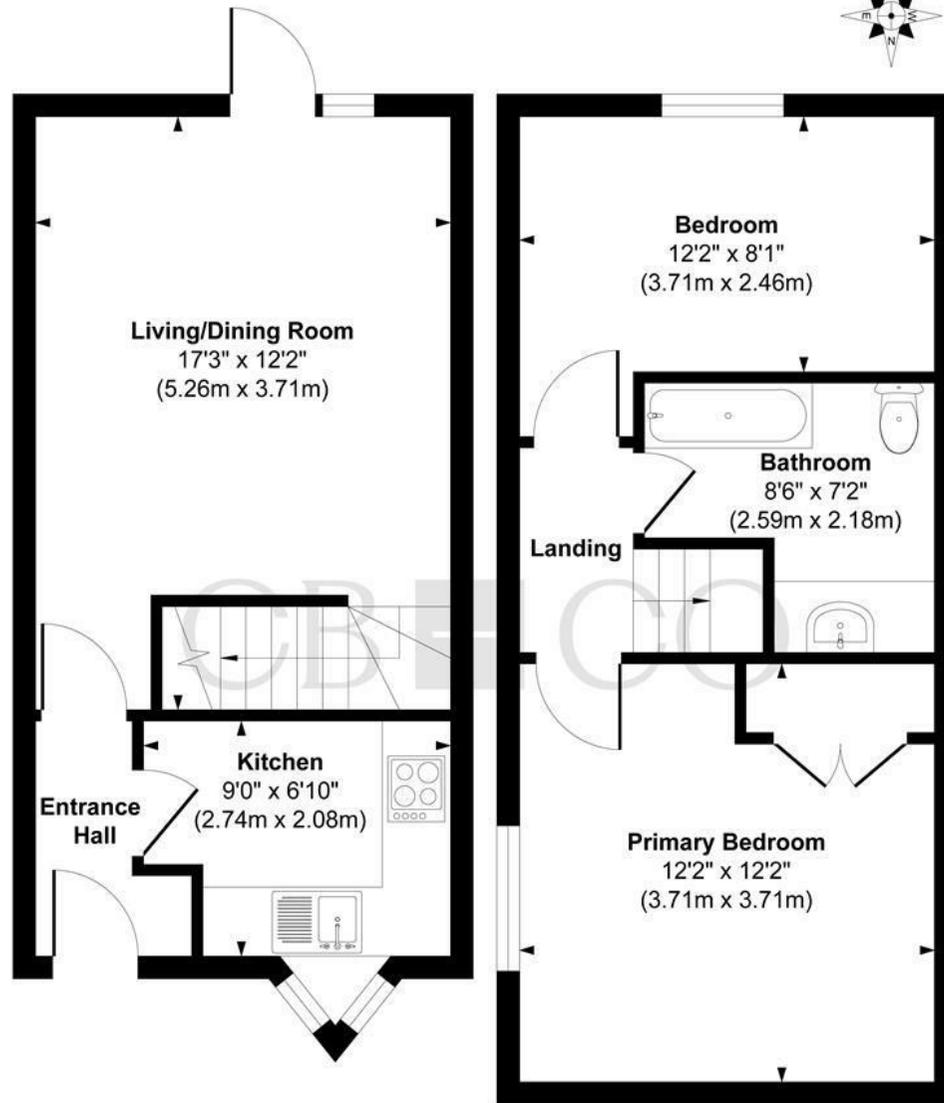
For commuters, Hatton railway station provides direct links between Derby and Burton upon Trent, while regular bus services run through the village. Nearby Tutbury adds further amenities, including a doctor's surgery and additional cafés and restaurants. Surrounded by open countryside yet within comfortable reach of larger towns, Hatton strikes a balanced note between village calm and accessibility—ideal for those seeking a quieter pace without feeling remote.







Blossom Walk, Off Appletree Road, Hatton, Derby



**Ground Floor**  
Approximate Floor Area  
300 sq. ft  
(27.87 sq. m)

**First Floor**  
Approximate Floor Area  
341 sq. ft  
(31.67 sq. m)

**Approx. Gross Internal Floor Area 641 sq. ft / 59.54 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## The Particulars

- Modern Two Double Bedroom Townhouse
- Ideal First Time, Investment or Downsize
- Tasteful Neutral Presentation
- Gas Central Heating & Double Glazing
- Entrance Hall, Spacious Lounge Dining Room & Well Appointed Kitchen
- Two Double Bedrooms & Bathroom
- Low Maintenance South Facing Enclosed Rear Garden - Allocated Parking Space
- Close to the Historic Village of Tutbury
- Popular Village - Close to Excellent Local Shops & Amenities
- No Chain Involved

### Size

Approx 641.00 sq ft

### Energy Performance Certificate (EPC)

Rating C

### Council Tax Band

B

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*Let's Talk*

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