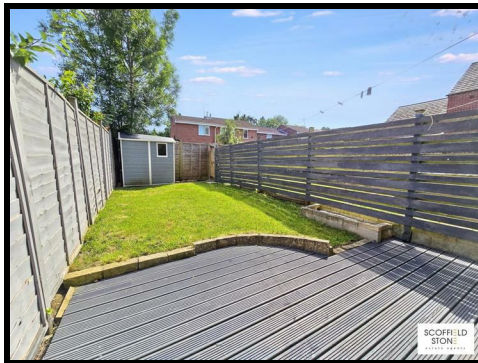




5 The Shie'ling, Hatton, Derby, DE65 5QF

£160,000

A chain free two bedroom mid terrace home in a cul de sac position within popular Hatton, offering front and rear gardens, allocated parking for two vehicles, a kitchen diner, two double bedrooms and excellent access to amenities, schooling, transport links and Hatton railway station.

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Summary Description

Offered for sale with no upward chain, 5 The Shie'ling is a well positioned two bedroom mid terrace home, set within a cul de sac location in the popular South Derbyshire village of Hatton. With front and rear gardens, allocated parking and a practical layout, this freehold property offers an appealing opportunity for first time buyers, downsizers or buy to let investors looking for a manageable home in a convenient residential setting.

The ground floor includes a comfortable front facing lounge with UPVC double glazing, TV, telephone and cable points, creating a welcoming everyday living space. To the rear, the kitchen diner provides a sociable area with wood effect flooring, French doors opening to the garden and a fitted kitchen with integrated oven, hob, slimline dishwasher and washing machine. Upstairs, there are two double bedrooms, both with fitted wardrobes, along with a bathroom featuring a bath with electric shower over and an airing cupboard housing the hot water cylinder. Externally, the property benefits from a lawned front garden, an enclosed rear garden with decked patio, lawn, cold water tap and potting shed, plus allocated parking for two vehicles.

Hatton is a well connected village offering access to everyday amenities, local schooling, public transport and excellent road links. The property is conveniently placed for Hatton village facilities, nearby Tutbury, Burton upon Trent and Derby, with Hatton railway station providing useful rail connections. The A50, A38 and wider regional road network are also within easy reach, making this a practical base for commuters and local buyers alike.

Entrance

The property is entered via a part obscure glazed hardwood main entrance door, opening directly into the lounge.

Lounge

12'0 x 11'1 (3.66m x 3.38m)



A comfortable front facing reception room with fitted carpet and a UPVC double glazed window allowing natural light into the space. The room includes a night storage radiator, TV point, telephone point and cable point, making it a practical and welcoming everyday living area.

Kitchen/Diner

11'10 x 8'8 (3.61m x 2.64m)



Positioned to the rear of the property, the kitchen diner offers a sociable and functional space with wood effect flooring, UPVC double glazed French doors opening to the garden and an additional rear facing UPVC double glazed window. The kitchen is fitted with a range of wall and floor units, complemented by stone effect roll edge work surfaces and tiled splashbacks. Features include an inset stainless steel sink with drainer and chrome monobloc tap, integrated electric oven, electric hob, integrated slimline dishwasher and integrated washing machine. There is also a wall mounted electric panel heater and useful under stairs storage.

Stairs and Landing

A carpeted staircase rises to the first floor landing, providing access to the bedrooms and bathroom.

Bedroom One

12'0 x 8'8 (3.66m x 2.64m)



A rear facing double bedroom with fitted carpet, UPVC double glazed window, fitted wardrobe and night storage radiator.

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Bedroom Two

12'0 x 6'10 (3.66m x 2.08m)



A front facing bedroom with fitted carpet, UPVC double glazed window, fitted wardrobe and wall mounted electric panel heater, ideal as a second bedroom, guest room or home office.

Bathroom

9'2 x 4'7 (2.79m x 1.40m)



Fitted with ceramic tile effect cushion flooring and tiled splashbacks, the bathroom includes a low flush WC, pedestal wash hand basin with mixer tap and bathtub with chrome hot and cold taps, plus electric shower over. There is also a wall mounted fan heater and an over stairs airing cupboard housing the hot water cylinder.

Outside

Front Garden

To the front, the property benefits from a lawned garden with a pathway leading to a storm porch and the main entrance.

Rear Garden



The enclosed rear garden offers a decked patio seating area and lawn, creating a pleasant outside space for relaxing, dining or entertaining. Additional features include a cold water tap and potting shed.

Parking



Allocated parking for two vehicles is located in front of the neighbouring property.

Material Information

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: B

EPC rating: D

The building

Mid-terrace house, standard brick and block construction
2 bedrooms, 1 bathroom, 1 reception

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Accessibility adaptations: None

Loft: uninsulated and unboarded, accessed by Loft is accessed via hatch in bathroom ceiling

Outside areas: Front garden and Rear garden

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Heating: None

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone good, Three good, EE good

Parking: Allocated

Not in a controlled parking zone

No disabled parking available

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Title register restrictions (DY122334)

Long-term flood risk: yes — River and sea flooding risk: Low;

Surface water flooding risk: Very Low; Reservoir flooding risk: At risk; Groundwater flooding risk: Unlikely

Onward chain: no

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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.

Follow the link for the full report:

<https://moverly.com/sale/YNNAbviVgoyHnGFYan3s7i/view>

Buying to Let?

Guide achievable rent price: £900pcm

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.

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.

Location / what3words

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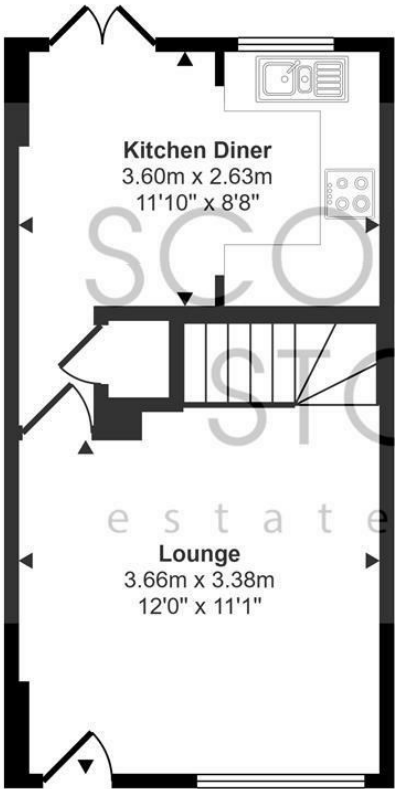
ID Checks for buyers

To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small non-refundable charge of £25 per person to cover the cost of these checks.

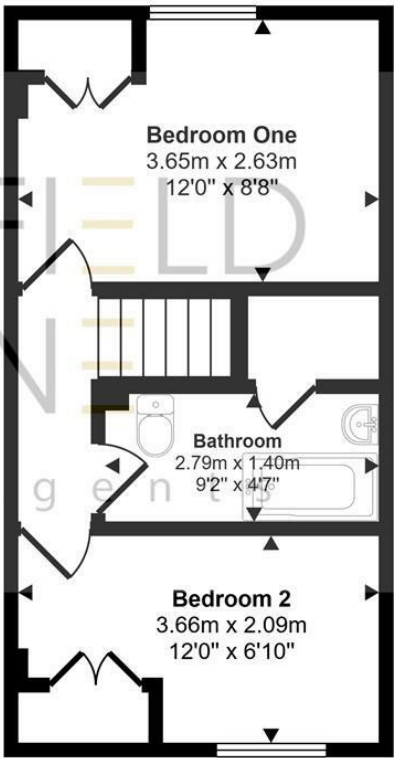


Sales: 01283 777100
Lettings: 01332 511000
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Approx Gross Internal Area
54 sq m / 576 sq ft



Ground Floor
Approx 27 sq m / 287 sq ft



First Floor
Approx 27 sq m / 290 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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