



Dove Place, Hatton, Derby

OIRO £150,000



Key Features

- Ground Floor Apartment
- Two Double Bedrooms
- Modern Kitchen with Integrated Appliances
- Large Four-Piece Jack-and-Jill Bathroom
- Allocated Parking
- Separate Utility Room
- EPC rating C
- Leasehold





Situated on the ever-popular Castle Green development in Hatton, this beautifully presented ground floor apartment offers spacious, modern living with the added benefit of no onward chain.

The property is ideally positioned within walking distance of Hatton railway station, Nestle and local amenities, whilst providing excellent access to the A50, A38 and Derby city centre, making it an excellent choice for commuters and professionals alike.

A welcoming entrance hall provides access to all principal rooms and leads through to an impressive open plan living, dining and kitchen space. Designed with modern lifestyles in mind, this light and spacious room offers ample space for both relaxing and entertaining, complemented by dual aspect windows that flood the room with natural light.

The contemporary fitted kitchen features a range of wall and base units with complementary work surfaces and integrated appliances including an electric oven, gas hob with extractor hood, dishwasher and fridge freezer.

A particularly useful addition is the separate utility room, providing space and plumbing for a washing machine together with additional

storage, helping to keep the main living space clutter free.

The principal bedroom is a generous double room benefitting from fitted mirrored wardrobes and direct Jack-and-Jill access into the spacious bathroom. Bedroom two is ideal as a guest bedroom, home office or nursery.

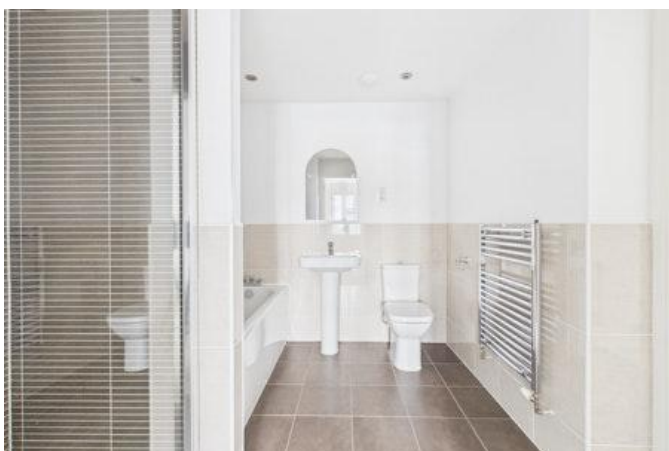
The well-appointed bathroom features a modern four-piece suite comprising a panelled bath, separate shower enclosure, pedestal wash hand basin and low-level WC. The Jack-and-Jill layout allows access from both the hallway and the principal bedroom, combining practicality with a touch of luxury.

Externally, the apartment benefits from an allocated parking space together with well-maintained communal grounds.

Offered to the market with vacant possession and no onward chain, this superb apartment is ready for immediate occupation and would make an ideal first home, investment purchase or property for those looking to downsize without compromise.

External Front

The property benefits from its own private entrance accessed via a paved pathway, with attractive landscaped communal grounds and an allocated parking space located to the front.





Entrance Hall

A welcoming entrance hall providing access to all principal rooms and benefitting from a useful built-in storage cupboard.

Open Plan Living Kitchen

An impressive open plan living space enjoying dual aspect windows which create a bright and airy feel. The lounge and dining area provide excellent space for everyday living and entertaining.

The contemporary kitchen is fitted with a range of modern wall and base units with complementary work surfaces incorporating a granite composite sink with drainer. Integrated appliances include an electric oven, four-ring gas hob with extractor hood over, dishwasher and fridge freezer. Recessed ceiling spotlights complete the space.

Utility Room

A particularly useful utility room fitted with additional worktop space and storage cupboards beneath. Plumbing and space for a washing machine together with housing for the boiler provide a practical laundry area separate from the main living accommodation.



Bedroom One

A spacious double bedroom benefitting from fitted mirrored sliding wardrobes and direct Jack-and-Jill access to the bathroom.

Bedroom Two

A versatile second bedroom ideal as a guest room, nursery or home office.

Bathroom

A generous four-piece bathroom fitted with a panelled bath, separate shower enclosure, pedestal wash hand basin and low-level WC. Finished with complementary wall tiling, heated towel rail and recessed ceiling spotlights. Accessed from both the hallway and the principal bedroom via a Jack-and-Jill layout.

Lease Information

999 years from 1 June 2015 (988 years left)

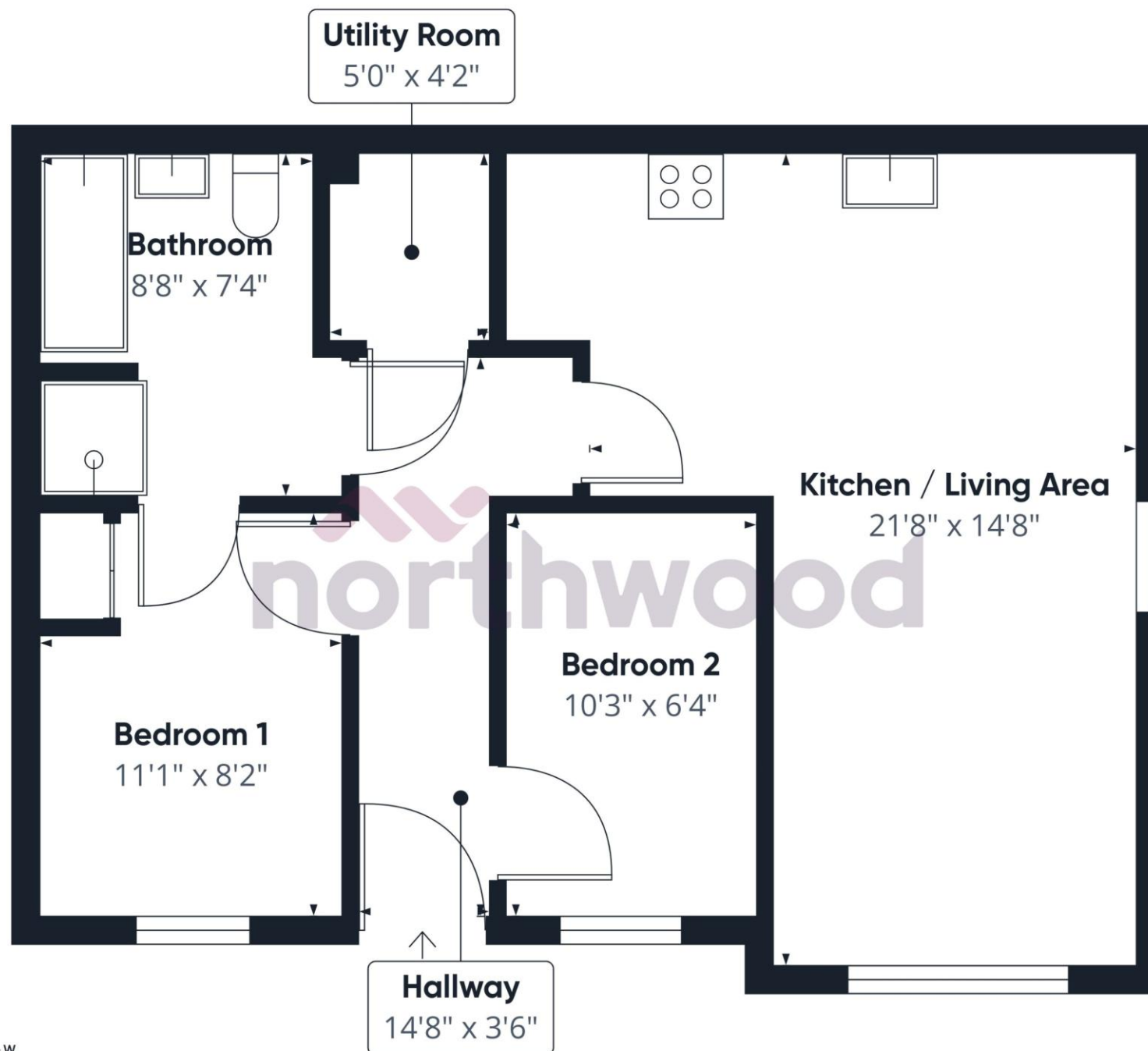
Annual Service Charge £816

No Ground Rent Payable

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Approximate total area⁽¹⁾
586 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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