



Bradshaw Meadow, Hatton, Derby



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£135,000



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## Key Features

- One Bedroom Maisonette
- Driveway Providing Ample Parking
- Upvc Double Glazing & Gas Fired Central Heating
- Extended To Rear
- Good Sized Garden Plot
- Immediate Vacant Possession
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well presented one bedroomed starter home located in the ever popular village of Hatton. The centrally heated and double glazed accommodation is worthy of an internal inspection in order to appreciate the size of accommodation on offer. In brief the accommodation comprises: - entrance hall, bay windowed lounge/diner, fitted kitchen, ground floor bathroom and on the first floor a landing leads to a good sized bedroom. Outside a driveway provides ample parking, there is a mainly lawned fore garden and to the rear is a very pleasant enclosed garden screened by timber fencing and mainly laid to lawn with two seating areas.

### Accommodation In Detail

#### Open Canopied Entrance

having obscure double glazed entrance door leading to:

#### Entrance Hall

having one central heating radiator and fitted laminate flooring.

#### Lounge Diner 5.63m x 6.8m (18'6" x 22'4")

5.63m x 6.8m narrowing to 2 having staircase rising to first floor, Upvc double glazed bow window to front elevation, two central heating radiators, fitted laminate flooring and half glazed door leading through to:

#### Fitted Kitchen 3.68m x 2m (12'1" x 6'7")

having Upvc double glazed window to rear elevation, range of maple effect base and wall mounted units, four ring hob with oven under, stainless steel sink and draining unit, ceramic tiling to floor and one central heating radiator.

#### Ground Floor Bathroom

having modern white suite comprising panelled bath with shower attachment over, pedestal wash basin, low level wc, full tiling complement to walls and one central heating radiator.

### On The First Floor

#### Landing

having smoke alarm.

#### Bedroom 2.8m x 2.96m (9'2" x 9'8")

having Upvc double glazed window to rear elevation, one central heating radiator, access to loft space, built-in double wardrobe and full height cupboard housing fitted condensing combi gas fired central heating boiler.

#### Outside

To the front is a small fore garden and an adjacent block paved driveway provides ample parking. To the rear is a block paved patio area, lawned garden and a further patio at the far extent of the garden. The garden is well screened and has external water and electricity supply.

#### Services

All mains services are believed to be connected to the property.

#### Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

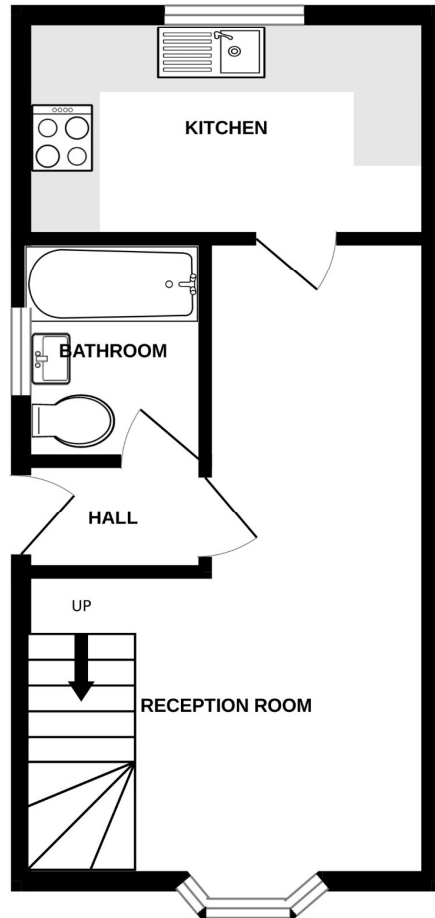
#### Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

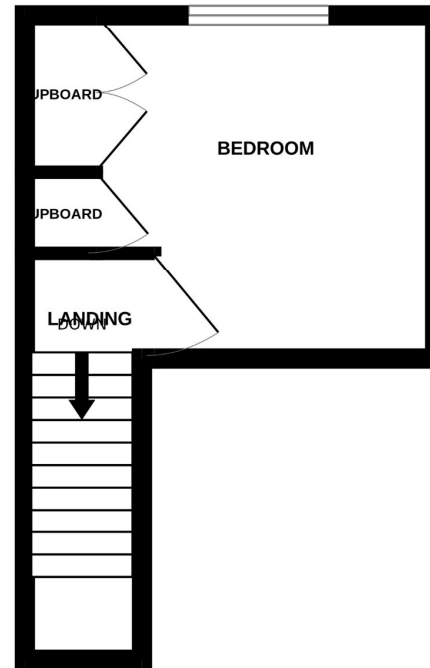
#### Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

GROUND FLOOR  
305 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR  
150 sq.ft. (13.9 sq.m.) approx.



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TOTAL FLOOR AREA : 455 sq.ft. (42.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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