

**3 Bridewell Lane, Hatton, Derby, Derbyshire, DE65 5RP**

**£289,950**

Chain Free - A very well presented three bedroom detached home in Hatton, set in a quiet Bellway cul de sac. Features include driveway parking for two cars, kitchen, diner with garden access, utility room, downstairs WC, main bedroom with en suite, and an enclosed rear garden, close to village amenities and the station.



Sales: 01283 777100  
Lettings: 01332 511000

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### Summary Description

Tucked away in a quiet cul de sac within a recently built Bellway Homes development, this very well presented three bedroom detached home in Hatton, Derbyshire offers modern, low maintenance living with excellent village convenience. Ideal for a first time buyer, downsizer, or buy to let investor, the property combines a smart layout with practical features, driveway parking and an enclosed rear garden, all within easy reach of local amenities and Hatton train station.

Step inside to a welcoming entrance hall leading to a comfortable lounge, perfect for relaxing at the end of the day. The kitchen, diner is a real hub of the home, fitted with contemporary units and integrated appliances, with space for a dining table and French doors opening onto the garden, great for everyday living and entertaining. A handy downstairs cloakroom, WC adds convenience, while the separate utility room keeps laundry and storage neatly tucked away. Upstairs, there are three well proportioned bedrooms including a main double bedroom with fitted wardrobes and a modern en suite shower room. A stylish family bathroom serves the remaining bedrooms, with the third bedroom also working well as a home office. Outside, the driveway provides parking for two cars side by side, and the enclosed rear garden offers lawn and patio seating.

Hatton is a popular South Derbyshire village known for its community feel and useful day to day amenities. Families will appreciate access to local schooling options nearby, while commuters benefit from Hatton train station and straightforward road links via the A50 and A38 for Derby, Burton upon Trent and beyond. There are also green spaces, parks, and walking and cycling routes close by, making this a great spot for both convenience and lifestyle.

### Entrance Hall

Having ceramic tiled flooring and neutral decor with front aspect part obscure glazed composite main entrance door, radiator.

### Lounge

16'10" x 9'6" (5.15 x 2.9m)



Carpeted and neutrally decorated with front and side aspect upvc double glazed windows, tv and telephone points, two radiators, wall light fittings.

### Cloakroom/WC

5'5" x 3'3" ( 1.67 x 1.01m)

Having ceramic tiled flooring and neutral decor with tiled splashbacks, low flush wc, pedestal wash hand basin with chrome monobloc tap, radiator.

### Kitchen/Diner

16'10" x 9'0" (5.15 x 2.76m)



Having ceramic tiled flooring and neutral decor with front and side aspect upvc double glazed windows, side aspect upvc double glazed French doors to garden, a range of fitted wall and floor units to grey with wood effect worktops, inset stainless steel sink with drainer and chrome monobloc tap, integrated dishwasher, integrated double electric oven with gas hob over and chimney style extractor hood, integrated fridge/freezer, radiator.

### Utility

6'7" x 4'11" (2.01 x 1.51m)

Having ceramic tiled flooring and neutral decor with fitted units and worktop to match the kitchen, integrated washer/dryer, under stairs storage with internet/phone point, radiator.

### Stairs/Landing

Carpeted and neutrally decorated with rear aspect upvc double glazed window, radiator.

### Bedroom One

9'10" x 10'4" (3 x 3.15m)



Carpeted and neutrally decorated with front and side aspect upvc double glazed windows, fitted wardrobes, tv point, radiator.

### En Suite Shower Room

Having wood effect cushion flooring and neutral decor with tiled splashbacks, front aspect obscure upvc double glazed window, low flush wc, pedestal wash hand basin chrome monobloc tap, single shower enclosure with plumbed shower, radiator.

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## Bedroom Two

9'4" x 10'2" (2.87 x 3.11m)



Carpeted and neutrally decorated with front aspect upvc double glazed window, over stairs storage, radiator, access to roof space.

## Bedroom Three

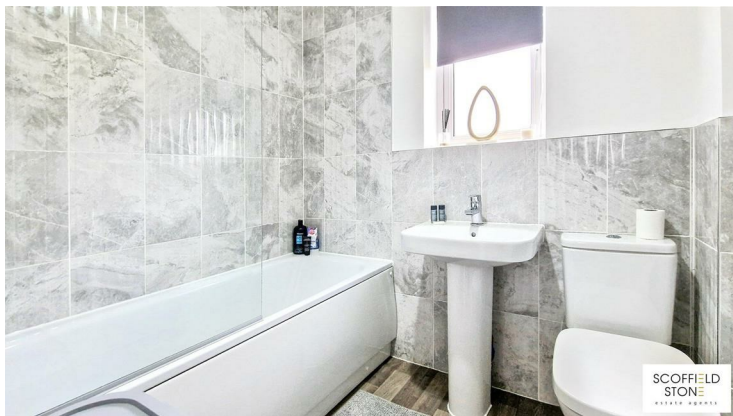
8'10" x 6'9" (2.71 x 2.08m)



Carpeted and neutrally decorated with side aspect upvc double glazed window, radiator.

## Bathroom

5'6" x 7'2" (1.69 x 2.2m)



Having wood effect cushion flooring and neutral decor with tiled splashbacks, side aspect obscure upvc double glazed window, bathtub with chrome mixer tap and electric shower over, pedestal

wash hand basin with chrome monobloc tap, low flush wc radiator.

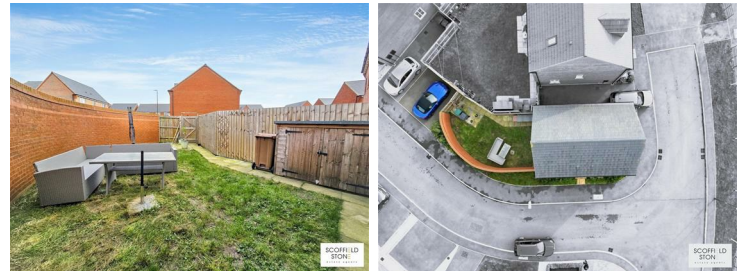
## OUTSIDE

### Frontage and Driveway



Enveloping the front and right side of the property is a strip of lawn with herbaceous planting. To the left side you will find a Tarmacadam driveway with adequate parking for two cars parked side by side.

### Rear Garden



Accessed via the driveway, or from the kitchen/diner you will find an enclosed garden with lawn and paved patio.

### Material Information

We are making enquiries with the seller and will add updates as they arrive.

Follow the link for the full report:

### 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



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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.

Internal images shown were taken for the previous owner. There have been no cosmetic changes since that time.

#### Buying to Let?

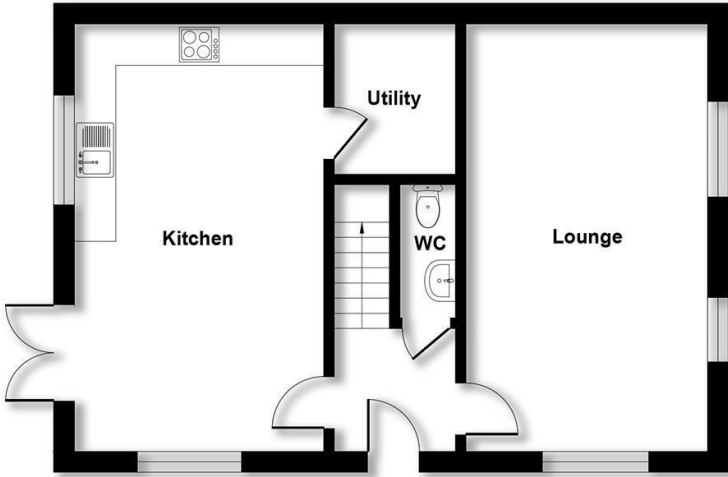
Guide achievable rent price: £1100pcm

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. Scoffield 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.

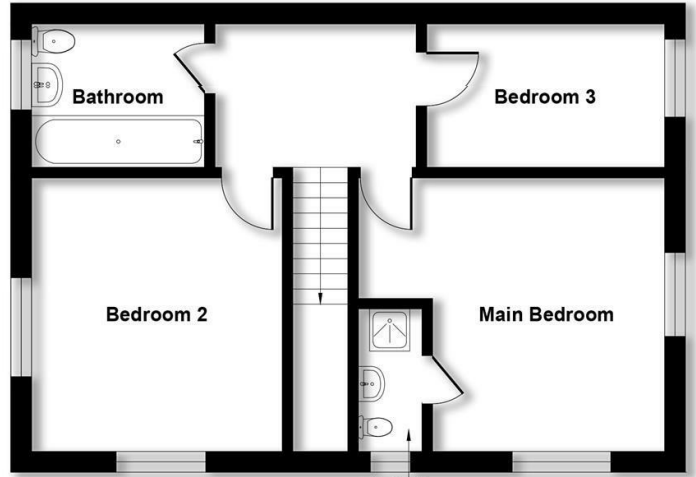


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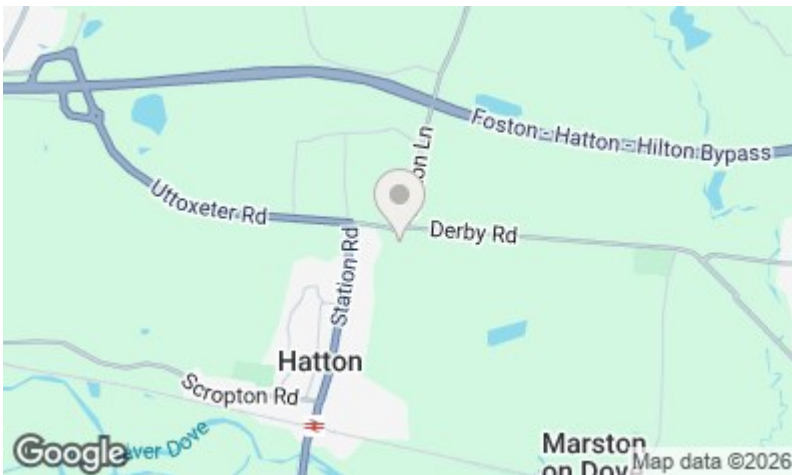


GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		95
(81-91) B		83	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**Hilton Office**  
Unit 6, Neighbourhood Centre  
Witham Close,  
Hilton, Derby DE65 5JR

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