



Station Road, Hatton, Derby, DE65 5EJ

Nicholas  
**Humphreys**

Asking Price £190,000

Located within the desirable village of Hatton, this extended detached property is offered for sale with no upward chain and provides an excellent opportunity for purchasers looking for a home in need of modernisation and improvement throughout.

Set back from the road with a block paved driveway, carport and garage, the accommodation includes a lounge opening into dining room, fitted kitchen, extended sitting room, ground floor shower room, three bedrooms and a family bathroom. Outside, there is a rear garden requiring cultivation, while Hatton offers convenient access to village amenities and the A50 road network.



## **The Accommodation**

Occupying a desirable village position within Hatton, this traditional detached property is offered for sale with no upward chain, presenting an excellent opportunity for purchasers seeking a home in need of modernisation and improvement throughout. Set back from the road, the property is approached via a block paved driveway providing off-road parking for a wide variety of vehicles, with additional parking to the side beneath a carport leading through to the garage.

The internal accommodation opens via a UPVC double glazed front entrance door into a front porch, positioned on the front aspect of the home with UPVC windows. A glazed internal door leads through to the main lounge, which features a staircase rising to the first floor, radiator, feature fireplace and open-plan access through to the adjoining dining room, creating a spacious and flexible ground floor living arrangement.

The dining room benefits from a single radiator and provides a door through to the fitted kitchen, along with a further door leading into the extension, which creates a separate sitting room. The sitting room offers a UPVC double glazed window overlooking the rear garden, with a door opening into the rear lobby. The rear lobby has a UPVC door leading directly out to the garden and also provides access to the ground floor shower room and back into the kitchen.

The shower room is fitted with a low-level WC, hand wash basin and shower area. The kitchen offers a wide selection of base cupboards and eye level wall units, with tiling to walls, UPVC double glazed window and door to the side elevation, and freestanding appliance spaces, providing scope for alteration and upgrading.

To the first floor, the landing includes a useful built-in storage cupboard and doors leading off to three bedrooms, with the two larger bedrooms benefitting from fitted wardrobes. Completing the accommodation is a central family bathroom fitted with a three-piece suite comprising WC, pedestal hand wash basin and panelled bath.

The property benefits from central heating throughout and features a mixture of UPVC and aluminium double glazing. Externally, the rear garden is of a generous size but requires cultivation and general improvement, having fenced boundaries and plenty of potential to be transformed.

Hatton is a highly regarded village location, positioned within easy reach of the A50 linking major road networks and nearby towns. The village offers a range of local amenities including public houses and convenience stores, making this a practical and popular setting for a wide variety of buyers.

Offered for sale with immediate vacant possession and no upward chain, all prospective purchasers should note the property requires refurbishment and modernisation throughout. Viewings are strictly by appointment only.

### **Front Porch**

1.85m x 1.80m (6'1 x 5'11)

### **Lounge**

5.33m x 3.94m (17'6 x 12'11)

### **Dining Room**

2.90m x 2.77m (9'6 x 9'1)

### **Sitting Room**

3.66m x 2.54m (12'0 x 8'4)

### **Kitchen**

4.85m x 2.39m (15'11 x 7'10)

### **Shower Room**

### **First Floor**

#### **Bedroom One**

3.53m max x 3.02m (11'7 max x 9'11)

#### **Bedroom Two**

3.23m x 2.84m max (10'7 x 9'4 max)

#### **Bedroom Three**

2.31m x 2.18m (7'7 x 7'2)

### **Bathroom**

2.01m x 1.83m (6'7 x 6'0)

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: C

Local Authority: South Derbyshire Borough Council

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Useful Websites: [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

Please ensure you have viewed the agent's full PDF branded brochure for full information regarding the property and not rely on third party website information supplied before actioning the purchase process.

The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. We suspect the garage roof is of asbestos construction and would require an approved firm for removal of asbestos materials to carry out any remedial works. The property is deceased estate and is in the process of getting Probate, this can cause a delay to the purchase and sale process.

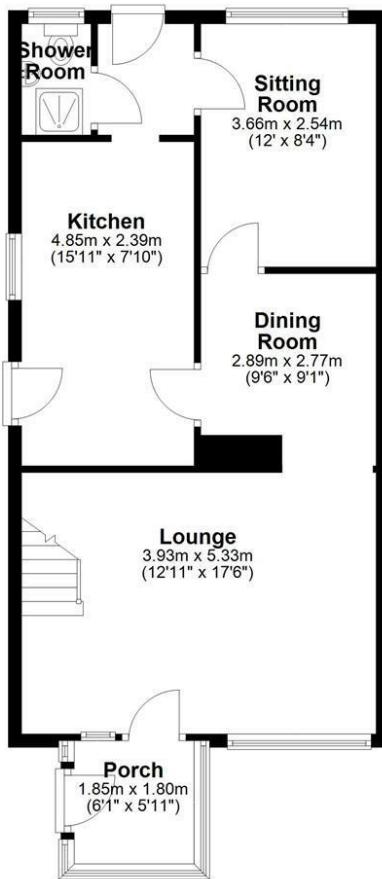
Draft details awaiting vendor approval and subject to change, Awaiting EPC Inspection



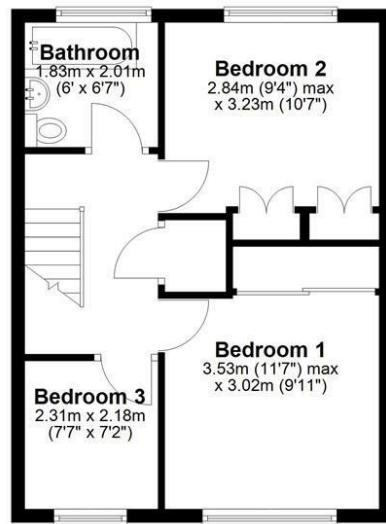




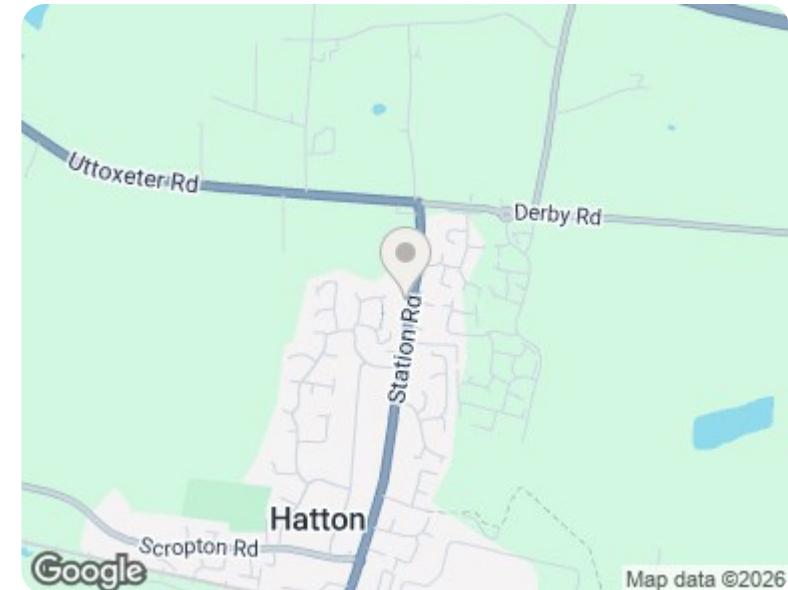
### Ground Floor



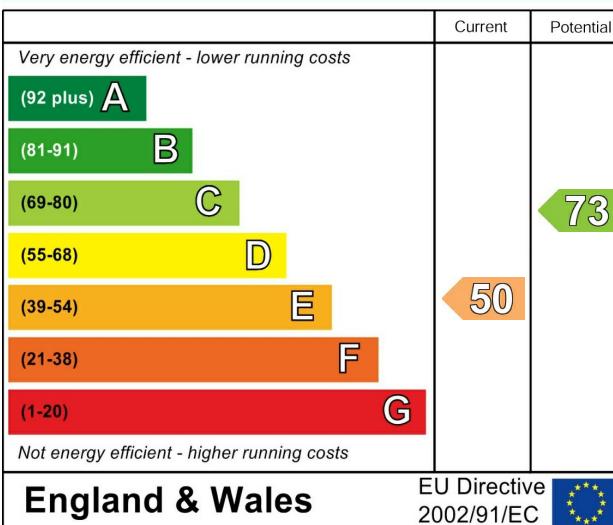
### First Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.  
Plan produced using PlanUp.



## Energy Efficiency Rating



## Council Tax Band C

### Freehold

**Services.** If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

**Floor Plans.** To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

**Money Laundering.** Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

**Survey.** We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

**Agent Note.** Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

**Selective License Areas.** The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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