





SUMMARY

**** TWO BEDROOM END TOWN HOUSE ****
SPACIOUS GARDEN TO REAR ** POTENTIAL TO IMPROVE ** IDEAL FOR FIRST TIME BUYERS OR INVESTORS ** NO CHAIN **

Situated in a popular area of the village of Hatton. This two-bedroom town house is double glazed and comprises of lounge, kitchen/diner, landing, two bedrooms and three-piece shower room suite. Externally, there is an enclosed rear garden, ample off-road parking. An ideal first-time purchase or buy to let. The property does require some cosmetic improvement but offers fantastic potential to a discerning purchaser.

Hatton is a popular location with a good range of amenities that include supermarkets, butchers, post office, pharmacy, and café. There is a good primary school and secondary education is available at the John Port Spencer Academy in Etwell. There is a regular bus service and a train station. Further amenities are available in the nearby village of Tutbury. Hatton's location gives good access to the A50 and A38 for further onwards travel.



LOUNGE

With uPVC double glazed window to the front elevation, the focal point of the room being fireplace, staircase rising off to the first floor landing and folding doors leading to:

KITCHEN/DINER

With UPVC double glazed window to the rear elevation, UPVC double glazed rear entry door leading to the rear patio, the kitchen features a range of matching base and eye level storage cupboards and drawers with granite effect roll top preparation work surfaces with complementary tiling surrounding, integrated appliances include a 1 1/2 stainless steel sink and drainer with mixer tap, freestanding oven with four ring hob, oven and grill, further space for freestanding and undercounter white goods.

LANDING

With UPVC double glazed window to the side elevation, access into loft space via loft hatch, electric convector, smoke alarm, electric radiator, door entry leading to:

MASTER BEDROOM

With UPVC double glazed windows to the front elevation, two built-in storage units; a wardrobe complete with hanging rails and eye level shelving and over stairs storage with shelving and hanging rails, TV aerial point.

BEDROOM TWO

With UPVC double glazed window to the rear elevation, built-in sliding integrated wardrobes.



SHOWER ROOM

With UPVC double glazed frosted glass window to the rear elevation, a three-piece shower room suite comprising of low-level WC with continental flush, wash hand basin with mixer tap and base level storage, curved shower cubicle with glass screen and electric shower over with complementary tiling to wall coverings, extractor fan and electric heater.

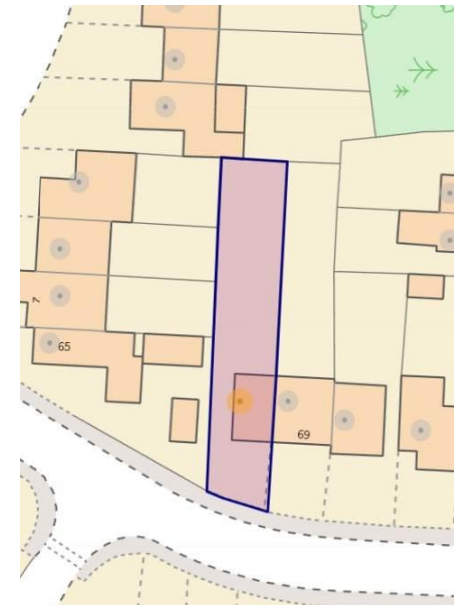




OUTSIDE

To the front elevation is a tarmac driveway providing ample off-road parking space with a timber gate access leading to the rear garden with an arched leylandii tree. The frontage has a laid to lawn garden with perimeter plants and shrubs. To the property entrance is a UPVC fascia storm porch and gas and electric meters to the side.

To the rear, a paved patio area provides an ideal entertaining space. The majority of the garden is laid to lawn throughout which features leylandii hedging to left side and timber fence panels with concrete posts to the right. To the rear of the west-facing garden, is a mature plant and shrubbery area with a hardstanding base with timber-built garden storage shed.



PROPERTY OVERVIEW

APPLETREE ROAD, DERBY, DE65



Boundary (Land Registry Title Plan)



PROPERTY KEY FACTS

Terraced

Plot Size: 0.06 acres

Council Tax Band: B

Annual Cost: £1,455.92 (min)

Land Registry Title Number: DY110072

Tenure: Freehold

AREA KEY FACTS

Local Authority: SOUTH DERBYSHIRE

Flood Risk: Low

Conservation Area: No

Predicted Broadband Speeds

Basic: 8 Mbps

Superfast: 80 Mbps

Mobile Coverage
(based on voice calls made indoors)

EE: ●

Three: ●

O2: ●

Vodafone: ●

Satellite / Fibre TV Availability

BT: ●

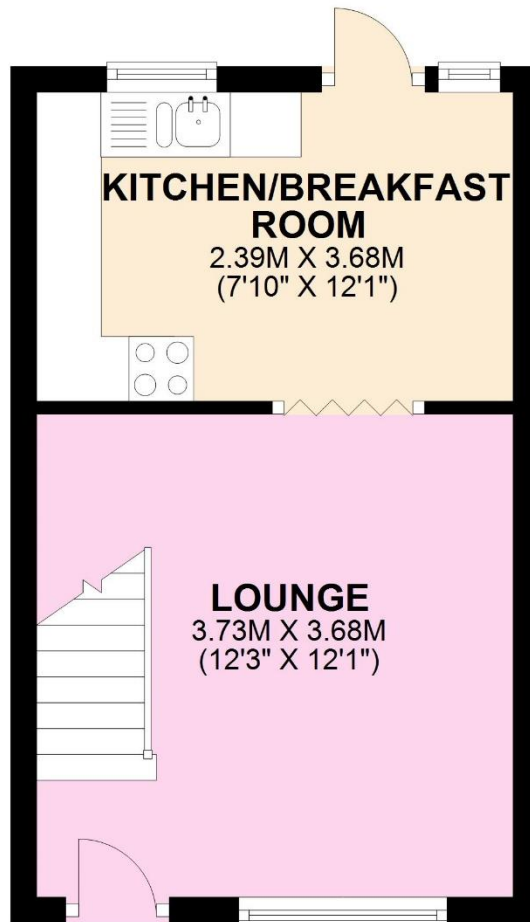
Sky: ●

Virgin: ●

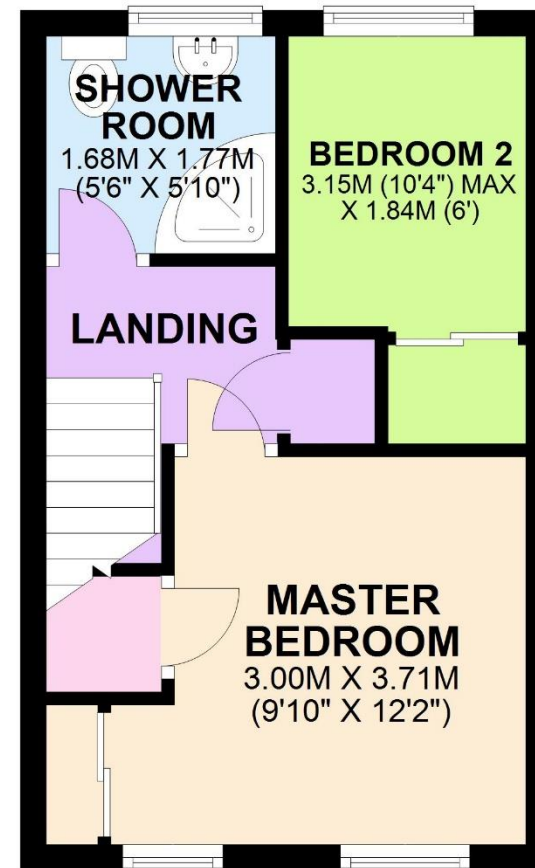
PLANNING HISTORY

No Planning Records Available

GROUND FLOOR



FIRST FLOOR



TOTAL AREA: APPROX. 46.1 SQ. METRES (495.9 SQ. FEET)

Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson
-Dixon. Burton-Uttoxetter-Ashbourne
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