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**45 Kensington Drive, Hatton, Derby, DE65 5RU**

**£325,000**

Immaculately presented three bedroom detached home in a quiet Hatton cul de sac. Upgraded kitchen and bathrooms, Amtico flooring, shutters and oak doors. Bright lounge, kitchen diner with French doors, utility and downstairs WC. Driveway, detached garage, and a smart private enclosed garden with patio.

# 45 Kensington Drive, Hatton, Derby, DE65 5RU

## Summary Description

Tucked away in a quiet cul de sac on a recently completed Bellway and Ashberry Homes development in Hatton, Derbyshire, this three bedroom detached home is ideal for buyers seeking a modern layout and an impressive finish. It benefits from driveway parking, a detached single garage with light and power, and an enclosed rear garden.

Inside, the entrance hall sets the tone with herringbone wood effect Amtico flooring and neutral decor, complemented by fitted wooden shutters that continue throughout the home. The lounge is bright and comfortable, with windows to the front and both sides and a contemporary fitted media wall. The kitchen diner is a real highlight, finished with Shaker style units, marble effect worktops, and integrated appliances including an oven, gas hob, extractor, fridge freezer, and dishwasher, with French doors opening onto the garden to create a light, sociable space. A separate utility room mirrors the kitchen units, provides space for a washing machine, and includes an under stairs pantry cupboard with the main internet point. A useful downstairs cloakroom completes the ground floor. Upstairs, bedroom one offers fitted wardrobes and a modern en suite with a double shower, while bedrooms two and three are well proportioned and served by a smart family bathroom with shower over the bath. For added peace of mind, the property is fully alarmed, including the detached garage.

Hatton offers a convenient village base with access to nearby amenities and countryside walks, plus a choice of schooling in the surrounding area. Derby, Burton upon Trent, and Uttoxeter are within easy reach, with good access to the A50 and nearby rail services from Hatton and Tutbury station.

## Entrance Hall

Having herringbone pattern wood effect Amtico flooring and neutral decor with front aspect part obscure glazed composite main entrance door with side window, radiator.

## Lounge

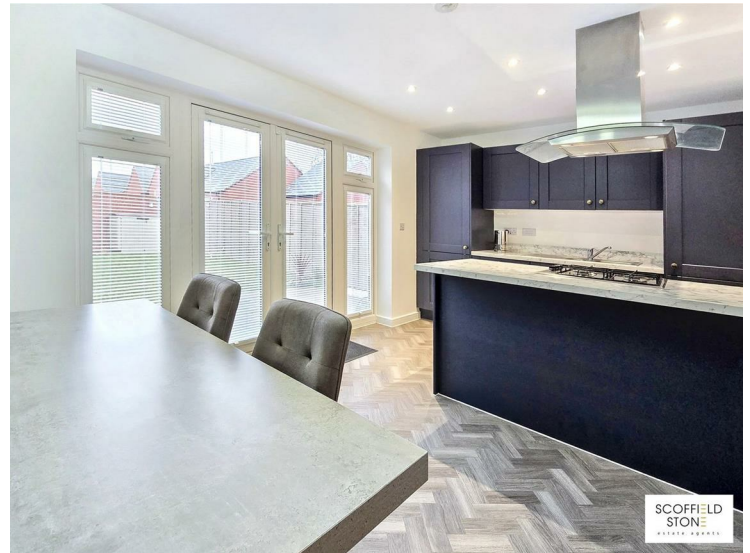
16'9" x 9'8" (5.13 x 2.95)



Carpeted and neutrally decorated with two side aspect upvc double glazed windows and one front aspect upvc double glazed window, fitted contemporary media wall, tv point, radiator.

## Kitchen / Diner

16'9" x 9'9" (5.12 x 2.99)



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

## Utility

6'1" x 4'7" (1.86 x 1.41)



Having herringbone pattern wood effect Amtico flooring and neutral decor with base units and worktop to match the kitchen, inset stainless steel sink with drainer and chrome monobloc tap, under counter space and plumbing for washing machine, radiator. Under stairs pantry cupboard with main internet point.

## Guest Cloakroom / WC

Having herringbone pattern wood effect Amtico flooring and neutral decor with pedestal wash hand basin having chrome monobloc tap, low flush wc, tiled splashbacks, radiator.

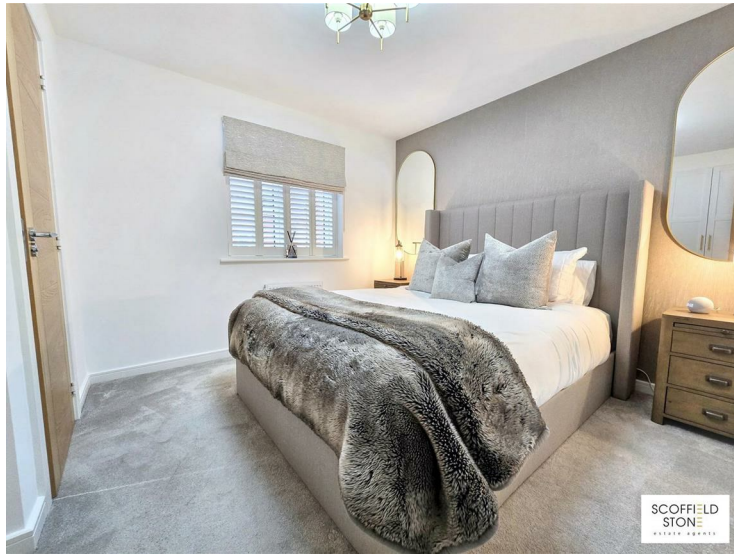
# 45 Kensington Drive, Hatton, Derby, DE65 5RU

## Stairs / Landing

Carpeted and neutrally decorated with wooden spindle staircase, built in storage cupboard, radiator.

## Bedroom One

11'7" x 10'3" (3.54 x 3.14)



Carpeted and neutrally decorated with front aspect upvc double glazed window, fitted wardrobes, radiator.

## En Suite

6'3" x 4'5" (1.93 x 1.36)

Having ceramic tiled flooring and fully tiled walls with front aspect obscure upvc double glazed window, pedestal wash hand basin with chrome monobloc tap, low flush wc, double shower enclosure with plumbed shower, radiator.

## Bedroom Two

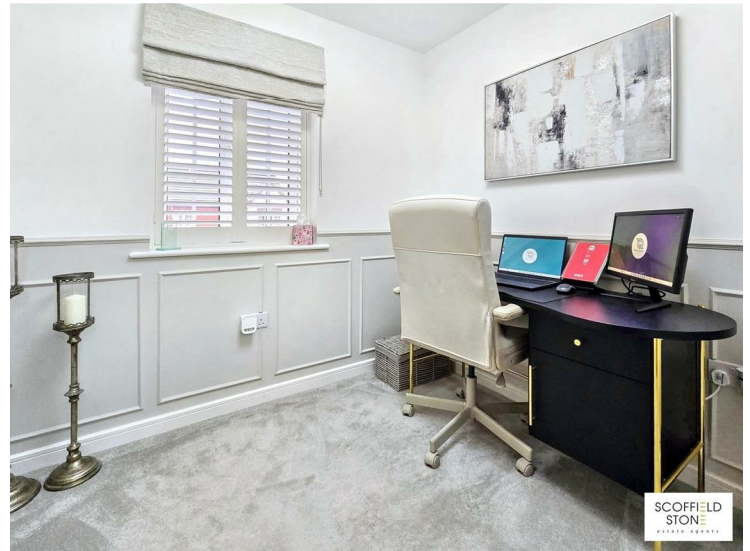
10'0" x 8'8" (3.07 x 2.66)



Carpeted and neutrally decorated with front aspect upvc double glazed window, over stairs cupboard, radiator.

## Bedroom Three

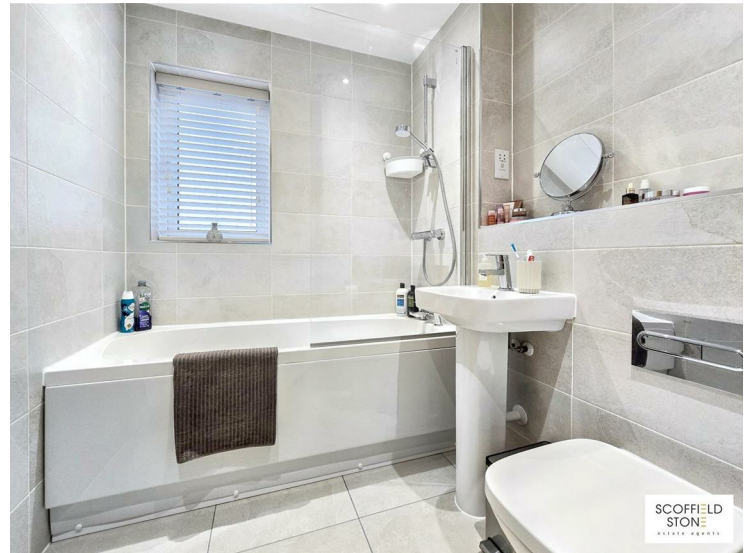
6'7" x 7'3" (2.03 x 2.22)



Carpeted and stylishly decorated with side aspect upvc double glazed window, part panelled walls, radiator

## Bathroom

7'4" x 6'0" (2.24 x 1.83)



Having ceramic tiled flooring and fully tiled walls with side aspect obscure upvc double glazed window, inset lights to ceiling, low flush wc, pedestal wash hand basin with chrome monobloc tap, bathtub with chrome mixer tap and plumbed shower over, radiator.

## OUTSIDE

# 45 Kensington Drive, Hatton, Derby, DE65 5RU

## Frontage and Driveway



To the front left you will find a Tarmac driveway with adequate parking for at least two vehicles in tandem and which leads to the driveway.

## Garage

A detached single garage with metal up and over door, light, and power.

## Rear Garden



An enclosed south facing garden with wall, fence, lawn, extended paved patio and decorative borders with some herbaceous planting and water feature.

## Material Information

Verified Material Information

Council tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 3 bedrooms, 2 bathrooms, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Garage and Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: B

For further Material Information about this property please visit:

<https://moverly.com/sale/BBdFDURAmJmWkNiuhr2y3j/view>

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

## 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 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.

## Buying to Let?

Guide achievable rent price: £1250pcm

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. Scofield 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.

## Location / what3words

///cotton.clarifies.pepper

## ID Checks for buyers



Sales: 01283 777100

Lettings: 01332 511000

[www.scofieldstone.co.uk](http://www.scofieldstone.co.uk)

## 45 Kensington Drive, Hatton, Derby, DE65 5RU

To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small charge of £25 per person to cover the cost of these checks.

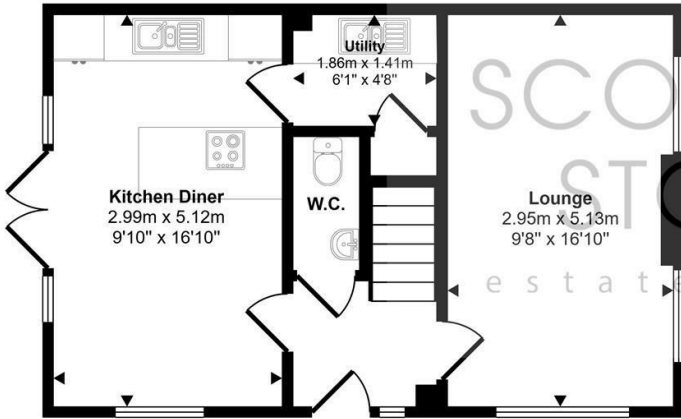


Sales: 01283 777100

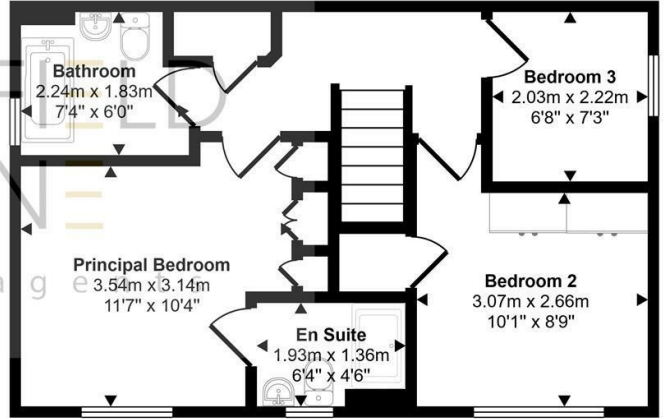
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Approx Gross Internal Area  
83 sq m / 897 sq ft

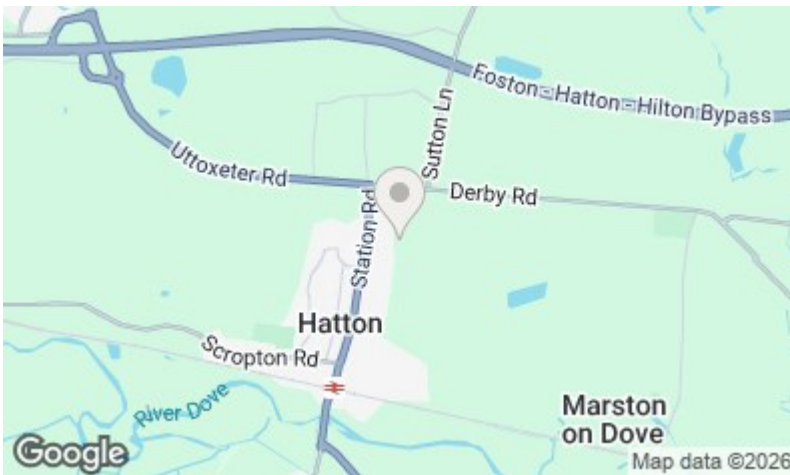


Ground Floor  
Approx 42 sq m / 447 sq ft



First Floor  
Approx 42 sq m / 450 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			
(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	



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