

Appletree Road

Hatton, Derby, DE65 5EF

John German



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Offers in region of £280,000

Located in the sought-after village of Hatton, this beautifully extended home offers exceptional ground floor space and three generously sized bedrooms. A superb opportunity for families, it combines style, comfort, and practicality to create the perfect family home.

German 

Hatton is a fantastic location for families, offering a selection of local shops and everyday amenities, with an even wider range available in nearby Tutbury and Hilton. The village is home to Heath Fields Primary School, while Hilton Primary School and Wakefield C of E Primary Academy are also close by. For secondary education, John Port Spencer Academy provides schooling for ages 11 to 18, making the area ideal for those seeking quality education within easy reach.

This detached home on Appletree Road boasts a driveway to the front, which provides off road parking for multiple vehicles. The driveway leads onto the garage, which is equipped with power and lighting throughout with up and over door to front.

As you enter, the home opens up into a spacious hallway, which gives access to the downstairs WC, living room and kitchen plus stairs leading to the first floor. To the right of the hallway, there is a modern fitted kitchen which features matching wall and base units, eye level oven, electric hob with cooker hood above, integrated microwave, integrated dishwasher, plumbing for washing machine, breakfast table and inset sink.

The living room is also a brilliant space with double doors leading to the extension. The extension adds another reception room to the property, currently used as a dining room but could alternatively be a separate living room, play room, home office etc. This reception room has bi-fold doors leading to the rear garden and gives internal access to the garage.

To the first floor, this home offers three generous sized bedrooms, two of which can take a double bed. The master bedroom is a fantastic size and runs the entire length of the home. All three bedrooms share a stylishly tiled modern shower room, which has a walk in shower, WC and wash hand basin.

The rear garden has been landscaped to create an ultra-low maintenance space. With a large decking area offering the perfect space for outdoor furniture and another area which is laid to artificial lawn. The garden also includes a wood fired hot tub.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band C

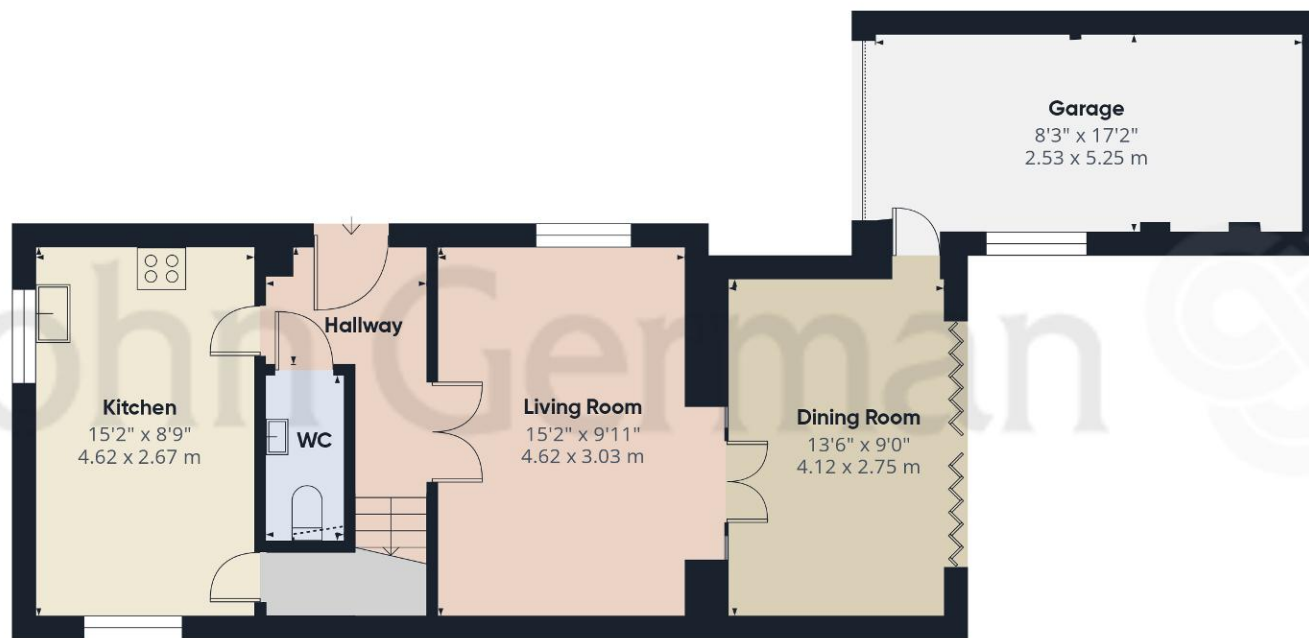
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/11082025

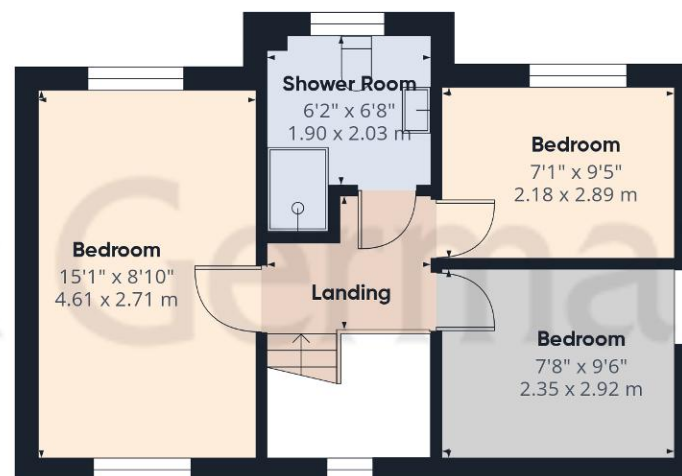
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1009 ft²

93.7 m²

Reduced headroom

2 ft²

0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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