



**76 Eaton Close, Hatton, Derby, DE65 5ED**

**£210,000**

An immaculately presented two bedroom end terraced home at the foot of a peaceful Hatton cul de sac. With stylish modern interiors, driveway parking for two cars, a conservatory and a private low maintenance garden, this freehold home is ready for immediate occupation.



Sales: 01283 777100  
Lettings: 01332 511000

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## 76 Eaton Close, Hatton, Derby, DE65 5ED

### Summary Description

This is an immaculately presented two bedroom end terraced home, positioned at the foot of a peaceful cul de sac in Hatton, Derbyshire. Offered freehold and ready for immediate occupation, this stylishly modernised property is well suited to first time buyers, downsizers, or investors looking for a low maintenance buy to let opportunity in a popular village location.

The accommodation extends to approximately 69 square metres, 742 square feet, and has been thoughtfully updated with a clean, contemporary finish throughout. The ground floor includes a welcoming entrance hall, guest cloakroom WC, a comfortable front facing lounge, and a stylish shaker style kitchen with integrated double oven, gas hob, Metro style tiled splashbacks, stone effect work surfaces and space for further appliances. A bright UPVC double glazed conservatory opens directly onto the rear garden, creating a useful additional living space. To the first floor are two bedrooms, including a rear facing main bedroom with wall panelling and over stairs storage, together with a contemporary bathroom featuring wet wall panels, a bath with shower over, heated towel rail and modern fittings. Outside, the property benefits from driveway parking for two cars and an enclosed, private rear garden landscaped for low maintenance enjoyment, with patio, artificial lawn, raised border, shed and side access.

Hatton is a popular Derbyshire village offering convenient access to local amenities, schooling, countryside walks and nearby transport links. The location is well placed for access to Tutbury, Burton upon Trent, Derby and the surrounding road network, making it a practical choice for buyers seeking village living with everyday connections close at hand.

### Entrance Hall

Welcoming entrance hall with wood effect LVT flooring, radiator and a part obscure glazed composite front entrance door.

### Guest Cloakroom/WC

Fitted with wood effect LVT flooring, low flush WC and wall mounted wash hand basin with chrome hot and cold taps. There is also a radiator and side aspect obscure UPVC double glazed window.

### Lounge

10'3 x 13'0 (3.12m x 3.96m)



A comfortable front facing reception room with carpet flooring, UPVC double glazed window, TV and telephone points, two USB sockets.

### Kitchen

13'9 x 8'3 (4.19m x 2.51m)



Stylishly appointed kitchen fitted with shaker style cabinets, stone effect work surfaces and Metro style tiled splashbacks. Features include an inset ceramic sink with drainer and chrome mixer tap, integrated double electric oven, gas hob with chimney style extractor hood above, under counter space and plumbing for appliances, wall mounted gas combination boiler and two USB sockets. Finished with wood effect LVT flooring and UPVC double glazed window to the conservatory.

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### Conservatory

11'3 x 9'6 (3.43m x 2.90m)



A bright UPVC double glazed conservatory with glazed roof, wood effect LVT flooring and French doors opening onto the rear garden.

### Stairs/Landing

Carpeted stairs and landing with wooden spindle balustrade, side aspect obscure UPVC double glazed window, radiator and access to the part boarded roof space.

### Bedroom One

13'7 x 11'4 (4.14m x 3.45m)



A rear facing bedroom with carpet flooring, wall panelling, UPVC double glazed window, radiator and useful over stairs storage.

### Bedroom Two

6'6 x 10'11 (1.98m x 3.33m)



A front facing bedroom with carpet flooring, UPVC double glazed window and radiator.

### Bathroom

10'3 x 13'0 (3.12m x 3.96m)



A contemporary bathroom fitted with herringbone style wood effect cushion flooring, marble effect wet wall panels and inset ceiling lights. Comprising low flush WC, pedestal wash hand basin with monobloc tap, bathtub with mixer tap and plumbed shower over, heated towel rail and front aspect obscure UPVC double glazed window.

### Outside

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## Frontage and Driveway



A double driveway provides off road parking directly to the front of the property, with a small well planted herbaceous border adding kerb appeal.

## Rear Garden



Accessed via the conservatory, the enclosed and private rear garden has been attractively landscaped for low maintenance enjoyment, featuring a paved patio, artificial lawn and raised border. There is also side access to the shed, gated access to the passage for bin transfer, cold water tap and garden shed.

## Material Information

Verified Material Information

Council Tax band: B

Tenure: Freehold

Property type: House

Property construction: Standard brick and block construction

Energy Performance rating: C

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed. The system was installed on 26 May 2023.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Good

Parking: 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 area flood risk: The seller has no knowledge of historic flooding

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

Loft access: Yes - insulated and boarded, accessed by: Loft hatch

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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.

Follow the link for the full report:  
<https://moverly.com/sale/QgTZoTsinEin37F5ATRH1A/view>

## 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: £900pcm

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.



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**Location / what3words**

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**ID Checks for buyers**

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 non-refundable charge of £25 per person to cover the cost of these checks.

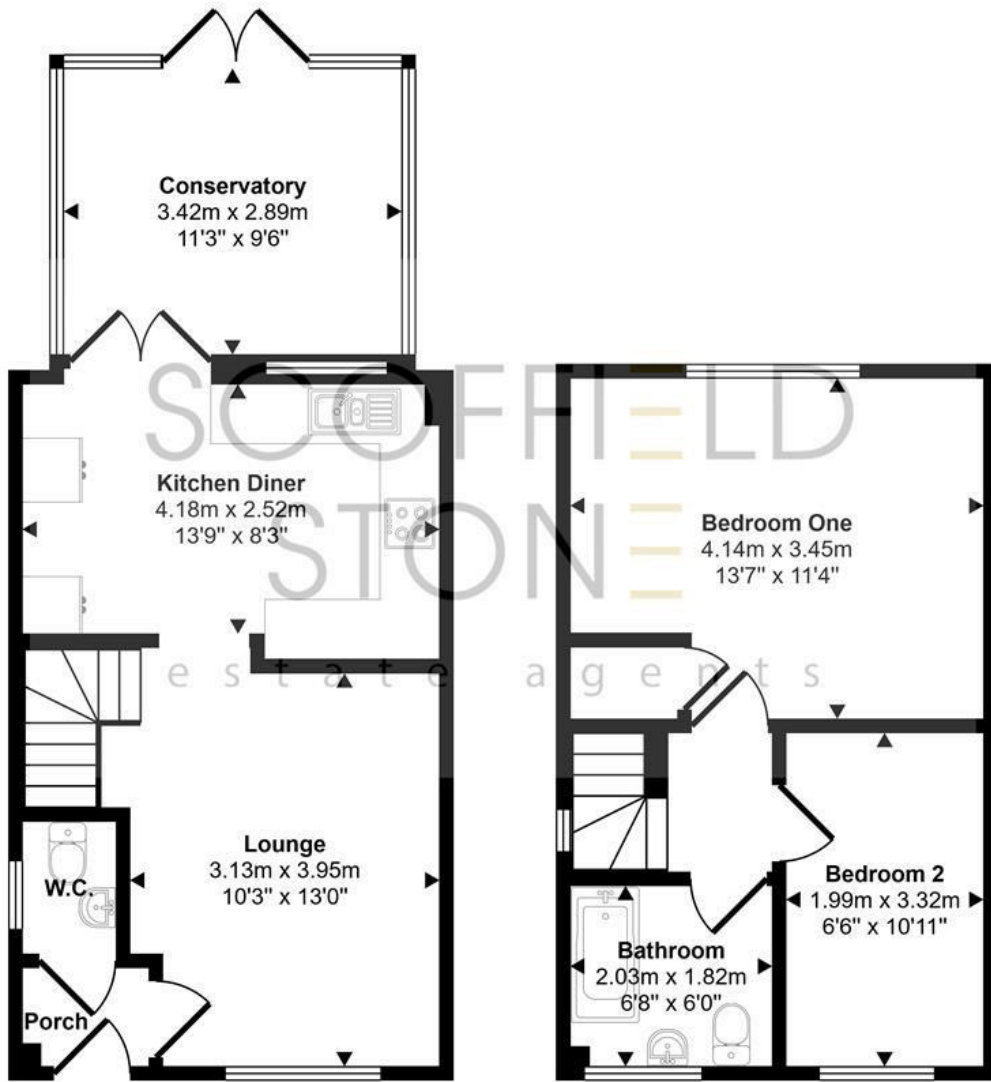


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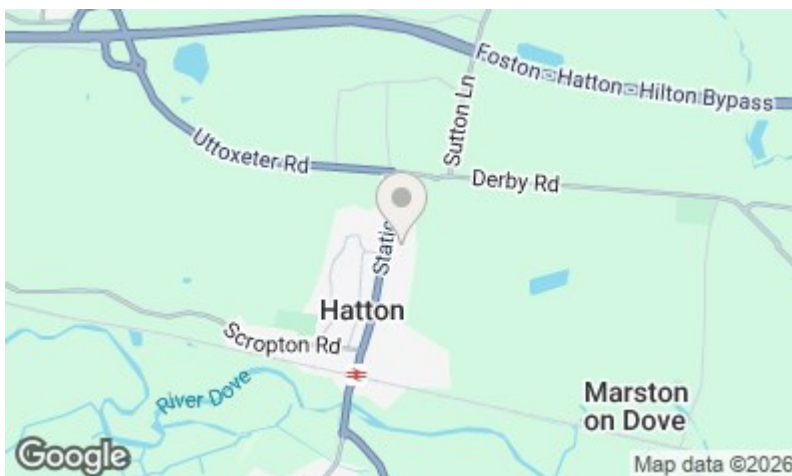
Approx Gross Internal Area  
69 sq m / 742 sq ft



**Ground Floor**  
Approx 40 sq m / 431 sq ft

**First Floor**  
Approx 29 sq m / 311 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			
(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	88

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

t: Sales 01283 777100  
t: Lettings 01332 511000  
e: [info@scoffieldstone.co.uk](mailto:info@scoffieldstone.co.uk)  
w: [www.scoffieldstone.co.uk](http://www.scoffieldstone.co.uk)

Co Reg No. 8975758 VAT No. GB186513980