

Yew Tree Road

Hatton, Derby, DE65 5EX

John 
German





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£255,000



A fantastic semi-detached home with a stylish contemporary interior and a feature larger than average rear garden.

John German

Set in the village of Hatton that has nearby transport links including the A50 and A38 plus Tutbury & Hatton railway station, this semi-detached property is a fantastic opportunity for first time buyers, being ready to move into with a stunning interior throughout.

Step through the front door and you will find a useful hallway which has ample space for hanging coats and storing shoes. To the left-hand side a large panelled door opens into the living room that is stylishly appointed and has a large bay fronted window with fitted made to measure blinds, filling the room with natural light. A wide arch creates an open plan feel into the dining kitchen equipped with a range of high gloss base and wall cabinets wrapping around two walls with a feature wooden breakfast bar. There is space for dining furniture and a useful pantry provides adequate additional storage space.

To the left-hand side of the breakfast bar, French doors opens to the conservatory, a fantastic area for socialising or winding down with ample space for seating. To the rear of the conservatory there is access into the single garage which has power units and opposite the garage there is a useful downstairs WC/utility room with space for appliances.

On the first floor are three good sized bedrooms, all with made to measure blinds, served by a stunning family bathroom which has a superb contemporary finish including a rainfall shower over the bath and complementary metro style wall tiling.

There is a useful storage cupboard situated between bedrooms one and two which provides ample space for any additional storage needs.

Outside, to the front is a beautiful magnolia tree which is situated on a small lawn and a driveway to the side provides off-road parking for two vehicles. The rear garden retains a fantastic amount of privacy and benefits from not being overlooked with a good sized lawn plus a seating area.

To view this outstanding property please contact John German Burton office.

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: Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

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: JGA26082026

The property information provided by John German Estate Agents Ltd 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, particularly if contemplating travelling some distance to view the property. 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.







Ground Floor

Approximate total area⁽¹⁾

103 m²

1110 ft²



Floor 1

(1) Excluding balconies and terraces

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

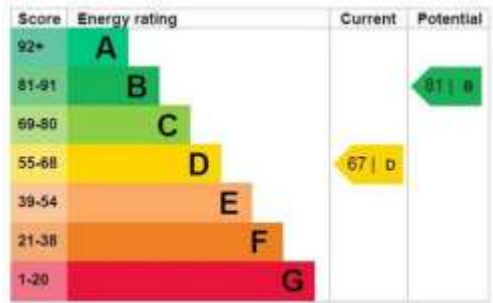
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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

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