



1 Hassall Road, Hatton, DE65 5HL



Offered with the benefit of no upward chain is this charming and immaculately presented townhouse, having recently refurbished interiors, a large double bedroom with mezzanine gallery and outside space including a courtyard garden and allocated parking. Being just steps from both the nearby train station and the excellent amenities Hatton has to offer, this charming former school conversion has received upgrades to include a new kitchen and new bathroom, and offers accommodation ideal to suit downsizers, first time buys or those looking for an investment property. The entrance hall opens into a well designed kitchen, cloakroom and an open plan living and dining room, with stairs rising to the mezzanine bedroom and en suite above. Character features include exposed beams, brickwork and an impressive gallery, and the property benefits from a private driveway for one vehicle and a delightful walled courtyard

garden. The property is serviced by mains gas central heating and double glazed windows.

Set on the banks of the River Dove defining the boundary of Staffordshire and Derbyshire, Hatton is a thriving community. Within Hatton there are an excellent array of amenities including convenience shops, pubs, takeaways, a village hall and playing fields, with the riverside position also allowing for easy access to the surrounding countryside and rural pursuits. Within the village is Heath Fields Primary School which feeds into the highly regarded John Port Secondary in nearby Etwell. A location ideally suited for commuters, there is a train station with direct links to Derby and Crewe within walking distance of the property, and both the A50 and A38 are within a short drive giving access to numerous Midlands commercial centres. A public bus route also runs through the village.



- Recently Refurbished Townhouse
- Offered with No Upward Chain
- Open Plan Living & Dining Room
- Entrance Hall & Refitted Kitchen
- Large Double Bedroom
- Refitted En Suite
- Mezzanine Balcony from Bedroom
- Courtyard Garden
- Allocated Parking for One
- Ideal First Time Buy/Downsize/ Investment Property
- Walking Distance to Amenities & Rail Station

sink with side drainer and quality integrated appliances including Bosch fridge, Bosch freezer, Neff Oven and a Hoover induction hob with AEG extractor above. A window faces the front aspect and the kitchen has tiled splash backs

Open Plan Living & Dining Room 4.54 x 4.16m (approx. 14'11 x 13'8) – max
A spacious and immaculately presented reception room, having exposed beams, a brickwork fireplace and French doors opening out to the rear courtyard garden. A part vaulted ceiling and balcony extend into the first floor double bedroom

Cloakroom

Having wash basin set to vanity unit and WC

Entrance Hall

The UPVC entrance door opens into the hallway, having attractive Amtico parquet flooring which extends throughout the ground floor, and a door into the **Cloakroom**. A door opens into the **Living & Dining Room**, and a wide opening leads into:

Refitted Kitchen 2.48 x 1.97m (approx. 8'2 x 6'6)
Refitted to a superb standard, the kitchen is fitted with a range of wall and base units house an inset





Stairs rise to the first floor Mezzanine level. There is a fitted cupboard to the **Landing** area, and a door opens into the **Refitted En Suite**. a gallery overlooks the living area below, and the landing leads into:

Double Bedroom 4.72 x 2.62m (approx. 15'6 x 8'7)
A spacious double room having a window to the front and a balustrade and gallery overlooking the

living area below

En Suite 2.0 x 1.78m (approx. 6'7 x 5'10)
Refitted with a modern suite having wash basin set to vanity unit, WC and corner shower, with tiled flooring, tiled walls and a skylight



Outside

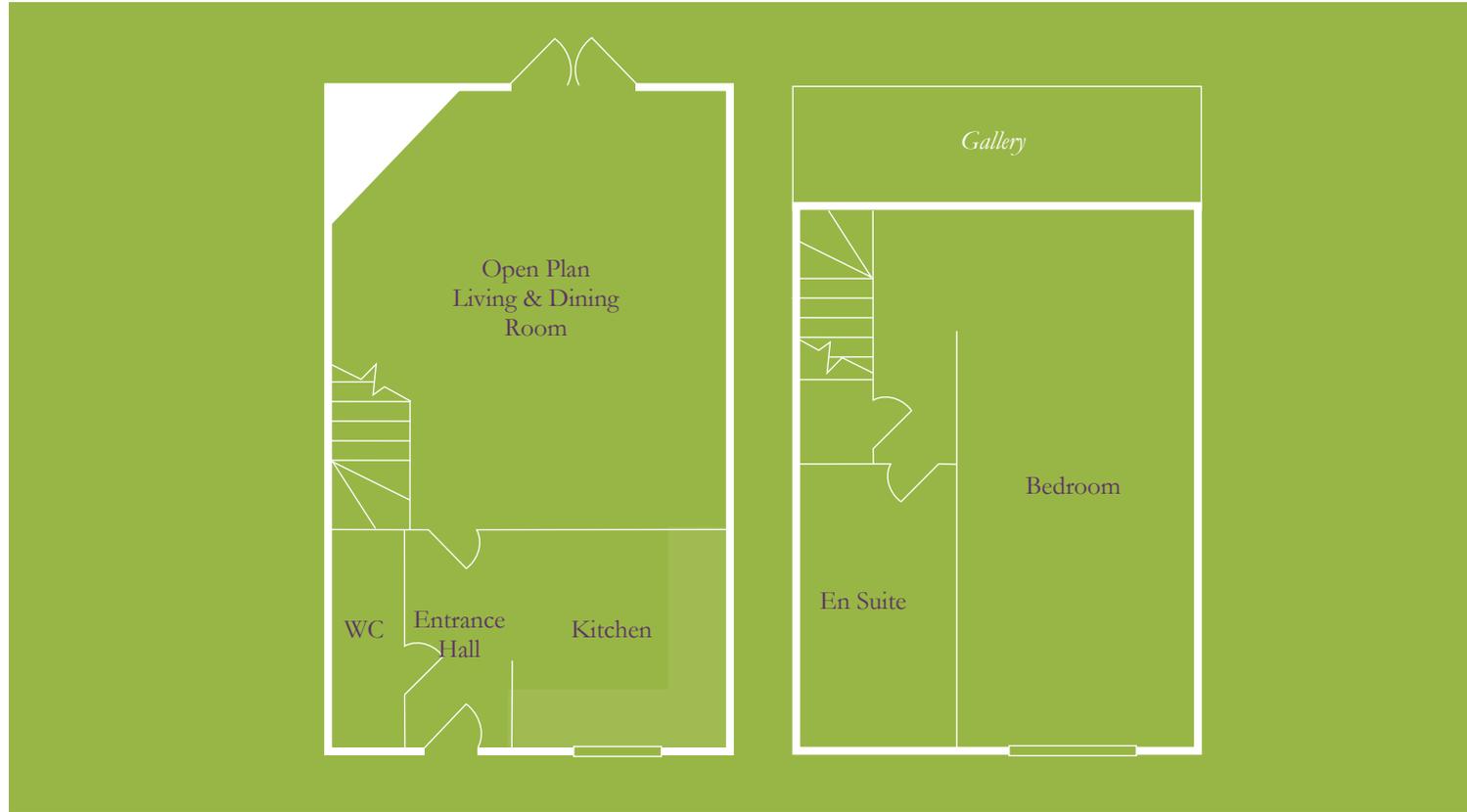
The property is set on the cul de sac of Hassall Road, being just steps from an array of amenities available in the village centre. To the front aspect there are well tended lawned gardens with a paved pathway leading to the front door, and the property benefits from allocated **Parking for One Vehicle** accessed from Peters Court. There also ample informal on street

parking available on the cul de sac

Courtyard Garden

Set to the rear is a charming walled courtyard garden, laid to a paved terrace and having exterior lighting. The garden shed is included in the sale and there is exterior lighting





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