



Appletree Road, Hatton



3



2



1

£250,000

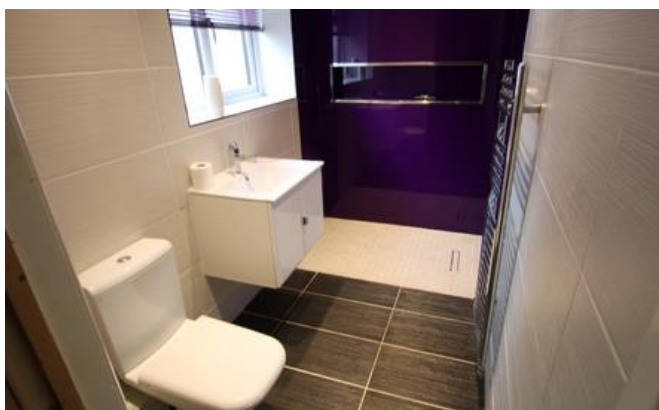
- Extended Detached Home
- Three Bedrooms
- High Spec Wet Room and Family Bathroom
- UPVC Double Glazed / Gas Central Heating
- Easy Access To A50 / A38
- No Upward Chain
- Freehold
- EPC rating D



*** Extended Detached Home ***

Newton Fallowell are pleased to present to the market this detached home situated in the popular village of Hatton. Situated close to popular travel links such as the A38 & A50 this property also benefits from being in walking distance of all the village amenities which include a school, public houses, dentist as well as shops. The property comprises of in brief:- entrance hall, wet room, reception room and extended dining kitchen. First floor offers three bedrooms and family bathroom. Outside is a detached garage in the rear garden as well as paved patio and lawn grass.

Accommodation In Detail



Entrance Hall

1.45m x 1.63m

having wall mounted thermostat.

Wet Room

having low level wc, pedestal wash hand basin, walk in shower, underfloor heating, one central heating radiator and Upvc obscure double glazed window to front elevation.

Reception Room

3.07m ext to 4.80m x 3.48m ext to 5.05m

having stairs rising to first floor, Upvc double glazed windows to side and rear elevations, bi folding doors opening out to patio and one central heating radiator.

Dining Kitchen

6.91m x 2.74m

having under floor heating, one central heating radiator, vast array of wall and base level units, Upvc double glazed window to side and rear elevations, underfloor heating, stainless steel sink and drainer with stainless steel mixer taps, plumbing for wa

On The First Floor

Landing

2.03m x 1.96m

having obscure Upvc double glazed window to rear elevation.

Master Bedroom

6.81m x 2.67m

having Upvc double glazed window to rear elevation and one central heating radiator.

Bedroom Two

3.18m x 2.46m

having Upvc double glazed window to rear elevation and one central heating radiator.



Bedroom Three

3.10m x 2.03m

having one central heating radiator and Upvc double glazed window to front elevation.

Family Bathroom

having four piece suite consisting of panelled jacuzzi bath with stainless steel mixer taps and jet washers, pedestal wash hand basin, low level wc, walk in double shower, wall mounted radiator and two Upvc obscure double glazed windows to front elevation

Outside

To the front of the property a pathway leads to the front door and to the rear is a single detached garage, paved patio and lawn.

Measurement

Note - the approximate room sizes are quoted in imperial. The metric equivalent is included in brackets.

Services

All mains are believed to be connected.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purcha

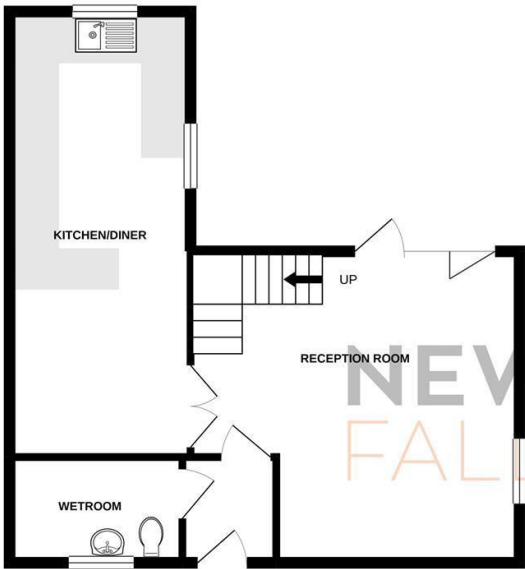
Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

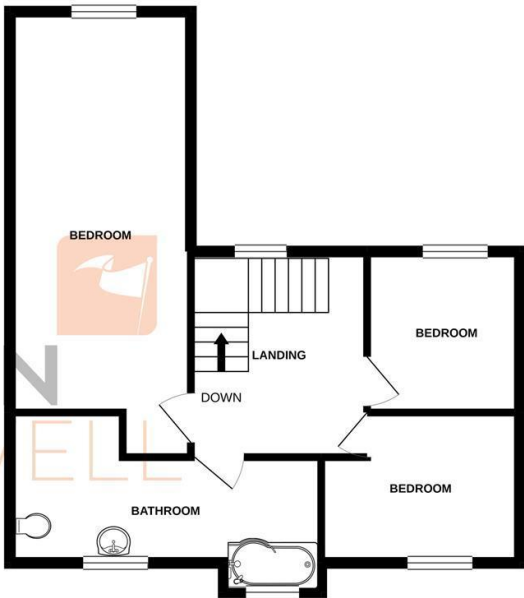


Floorplan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Newton Fallowell Burton on Trent

01283 564657
burton@newtonfallowell.co.uk