

Church Mews

Hatton, Derby, DE65 5QG



Traditional bungalow set in generous gardens on Church Mews, within easy walking distance of local amenities. Features include a detached double garage, driveway, spacious lounge/diner, fitted kitchen, lean-to, shower room, and three versatile double bedrooms.

£395,000



John German

This spacious, traditional detached bungalow is set on a generous garden plot with the added benefit of a double garage. Located on Church Mews, just a short walk to the village amenities including the train station.

Being bought to the market with no upward chain and last on the market several decades ago, this is a rare opportunity to purchase a superb home comfortable enough to move into, yet with plenty of potential to modernise in your own style.

The front door opens into a welcoming hall with doors leading off. The lounge/diner is a very spacious room with a bay window and additional window creating a light and airy feel.

Across the hall is a fitted kitchen having a range of units with space for appliances and window to the side. Off the kitchen is a pantry, plus a large lean-to style conservatory divided into two spaces, with a door to the front.

The bungalow offers three good size bedrooms, with the flexibility of using one as a second reception room. Bedroom one is positioned off the lounge, with plenty of space for a bed and bedroom furniture, together with garden views. Bedrooms two and three are both accessed from the hall. Bedroom two has views to the side and bedroom three has views over the front garden. The shower room is fitted with a white comprising shower cubicle, wash basin and WC.

The bungalow is situated off a drive serving three bungalows. This leads to a good size private drive offering ample parking and access to a detached double garage with twin up and over doors. There is a good size front garden with shaped lawn and a paved path with gated access to the front door.

There is plenty of outdoor space at the rear to landscape in your own style, currently having gravelled areas, shrubs and trees, . An outhouse houses the central heating boiler.

Buyers should note the land adjacent has planning permission for six two bedroom homes.

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: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(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 TBC

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

Our Ref: JGA/22062026

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AWAITING EPC MEDIA



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