

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

4 Lime Grove Hatton, Derbyshire DE65 5EY



NO UPWARD CHAIN - A re-designed and upgraded three-bedroom link-detached bungalow with breakfast kitchen, en-suite to the master, and low maintenance rear garden.

- NO UPWARD CHAIN
- Re-designed and upgraded link-detached bungalow
- Lounge with french doors to rear garden and study off
- Dining kitchen, utility and guest cloakroom
- Master bedroom with fitted wardrobes and en-suite
- Two further bedrooms and shower room
- Parking and potential garage/storage area
- Low maintenance rear garden
- VIEWING ESSENTIAL

Offers over £300,000



1 LICHFIELD STREET, BURTON UPON TRENT, STAFFORDSHIRE DE14 3QZ TEL: 01283 548194
burton@scargillmann.co.uk www.scargillmann.co.uk



GENERAL INFORMATION

THE PROPERTY

Having recently undergone a stylish upgrade, with a re-designed layout is this three-bedroom link-detached bungalow situated in the popular village of Hatton. This lovely bungalow has a spacious hallway, a lounge with french doors giving access out to the rear low maintenance garden, and a door off to a study area. A modern fitted dining kitchen looking out over the rear garden, a utility and guest cloakroom. There is a master bedroom with fitted wardrobes and ensuite shower room, two further bedrooms and a shower room.

Outside, to the front is a hard landscaped area providing parking and leading to a former garage which provides ample space for storage. To the rear is a fully enclosed, low maintenance garden.

LOCATION

Hatton is a popular location with supermarkets, butchers, hairdressers, public inns, and café. The village has a train station and a public bus service giving access to Derby and Burton upon Trent. In the nearby village of Tutbury are doctors, dentist and further shops and cafés.

ACCOMMODATION

ENTRANCE DOOR

Provides access to:

RECEPTION HALL

With attractive flooring, radiator, ceiling light point and doors leading off.

LOUNGE 3.41m x 4.63m (11'2" x 15'2")

With french doors leading out onto the rear garden. Radiator, ceiling light point and door to:

STUDY 3.34m x 2.0m (10'11" x 6'7")

With window overlooking the rear garden and door to the same. Radiator and ceiling light point.

FITTED DINING KITCHEN 5.74m x 3.03m (18'10" x 9'11")

Fitted with a range of base cupboards and drawer units with matching wall mounted cabinets over. Worktops with attractive tiled surrounds are inset with a stainless steel sink and side drainer with mixer tap over, plus a four ring gas hob with extractor hood over. Integrated appliances include a double oven, fridge and freezer. Plumbing and space for dishwasher. Window overlooking the rear garden, radiator and ceiling light point. Door to:

UTILITY ROOM 2.01m x 1.82m (6'7" x 6'0")

Fitted with a range of base cupboards with matching wall mounted cabinets over. Worktops with tiled surrounds are inset with a stainless steel sink and side drainer with mixer tap. Ceiling light point.

GUEST CLOAKROOM 0.93m x 1.81m (3'1" x 5'11")

Fitted with a w.c., wall mounted wash hand basin with tiled splash-back. Recess ceiling down-light and heated towel rail.



MASTER BEDROOM 3.98m x 5.49m max 3.85m min (13'1" x 18'0" max 12'8" min)

Fitted with a range of wardrobes with over-head cabinets. Bow window to front aspect, radiator, ceiling light point and door to:

EN-SUITE SHOWER ROOM 1.5m x 2.0m (4'11" x 6'7")

Fitted with a corner shower enclosure with dual-head shower, vanity unit with storage below and wash hand basin inset, w.c., heated towel rail, window to side aspect and ceiling light point.

BEDROOM TWO 2.47m x 3.61m (8'1" x 11'10")

With window to front aspect, recess ceiling down-lights and radiator.

BEDROOM THREE 3.22m x 2.46m (10'7" x 8'1")

With Velux window, radiator and ceiling light point.

SHOWER ROOM 1.62m x 3.0m (5'4" x 9'10")

Fitted with a corner shower enclosure, bidet, w.c and vanity unit with storage below and wash hand basin inset. Chrome heated towel rail, further storage cupboard, and window to side aspect.

OUTSIDE AND GARDENS

The property occupies a particularly pleasant, quiet cul de sac location off Station Road in Hatton. The property is set back behind a combination of tarmacadam and block paved driveway providing car standing for several vehicles and leading to a former garage offering ample storage.

To the rear of the property is a fully enclosed and low maintenance garden which is paved with gravelled and planted beds.

PLEASE NOTE

Some of the photographs have been virtual staged for illustration purposes.

TENURE

Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

COUNCIL TAX BAND

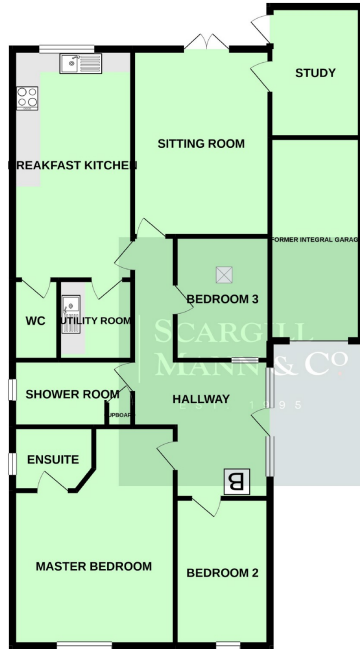
South Derbyshire District Council - Band C

VIEWING

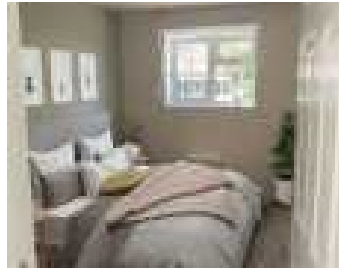
Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW July 2021)/A



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, ceilings, rooms and any other parts are approximate and the 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, fixtures and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.
Made with HwPlanner 2.002.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	82
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

ASHBOURNE
BURTON UPON TRENT
DERBY
MATLOCK
LETTINGS

8 Market Place, Ashbourne, Derbyshire DE6 1ES
 1 Lichfield Street, Burton Upon Trent, Staffordshire DE14 3QZ
 4 St. James's Street, Derby DE1 1RL
 39 Dale Road, Matlock, Derbyshire DE4 3LT
 4 St James's Street, Derby, DE1 1RL

Tel: 01335 345460
 Tel: 01283 548194
 Tel: 01332 207720
 Tel: 01629 584591
 Tel: 01332 206620

ashbourne@scargillmann.co.uk
 burton@scargillmann.co.uk
 derby@scargillmann.co.uk
 matlock@scargillmann.co.uk
 lettings@scargillmann.co.uk