

# SCARGILL MANN & CO.

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## 11 Church Mews Hatton, Derby, DE65 5QG



**Set within a quiet location is this well presented, spacious two-bedroom mid-town house residence.**

- Spacious modern mid-town house • Attractively presented
- Entrance hall and lounge • Modern fitted dining kitchen • Conservatory
  - Two bedrooms • Modern fitted shower room
  - Low maintenance rear garden
  - **VIEWING ESSENTIAL** •

**Price £194,950**



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## GENERAL INFORMATION

### THE PROPERTY

An opportunity to acquire this attractively presented, spacious mid-town house situated in this quiet location. Internally the property briefly comprises of a modern fitted dining kitchen, lounge and conservatory to the ground floor. To the first floor are two bedrooms and a modern fitted shower room.

Outside is a lawned fore-garden and low maintenance rear garden with a shed and gate out to the service road where the current owners park.

### LOCATION

Hatton is a popular location with primary school, 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

#### FRONT ENTRANCE DOOR

Provides access to:

#### **HALLWAY 0.96m x 1.83m (3'2" x 6'0")**

Having ceramic tiled flooring, radiator, ceiling light point, useful storage cupboard and door to:

#### **LOUNGE 4.28m x 4.29m (14'1" x 14'1")**

With stairs to first floor landing, bow window to

front aspect, radiator, ceiling light point and coving to ceiling. The focal point of the room is an attractive carved timber fire surround with hearth and living flame gas fire inset. A glazed sliding panelled door leads to:

#### **FITTED DINING KITCHEN 4.25m x 3.20m (13'11" x 10'6")**

Fitted with a modern range of cream hi-gloss fronted base cupboards and drawers units with matching wall mounted cabinets over. Worktops with tiled surrounds are inset with a five ring gas hob with stainless steel extractor hood over, plus a stainless steel one and a quarter stainless steel sink and side drainer with mixer tap over. Integrated oven and microwave, plus fridge/freezer. Space and plumbing for washing machine and dishwasher. Attractive flooring, radiator, ceiling light point, window to conservatory and door to the same.

#### **CONSERVATORY 3.99m x 3.13m (13'1" x 10'3")**

With glazed roof, french doors leading out onto the rear garden, attractive tiled flooring and radiator.

### FIRST FLOOR ACCOMMODATION

#### LANDING

With doors leading off.

#### **BEDROOM ONE 3.26m x 4.0m (10'8" x 13'1")**

With window to front aspect, alcove ideal for home office space/dressing table or could convert into a built-in wardrobe. Radiator and ceiling light point.



### **BEDROOM TWO 2.36m x 3.30m (7'9" x 10'10")**

With window to rear aspect overlooking the rear garden, radiator, ceiling light point and loft access point to a boarded loft which is insulated and has lighting.

### **SUPERBLY APPOINTED SHOWER ROOM 1.8m x 2.38m (5'11" x 7'10")**

Fitted with a large corner shower enclosure with double doors, wash hand basin set upon a vanity unit with drawer storage, matching unit housing w.c. Window to rear aspect, ceiling down-lights and heated towel rail.

### **OUTSIDE AND GARDENS**

The property sits in a lovely, quiet pedestrian area known as Church Mews. There is an attractive landscaped frontage with a pathway leading to the front door.

To the rear of the property is a low maintenance garden with gravelled borders, large shed and gated access which leads to a rear service road where the residents currently park.

### **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 B

### **VIEWING**

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



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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 fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		91
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.

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