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41 Hassall Road  
Hatton  
Derbyshire  
DE65 5HL

Price  
£239,950

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- Superbly situated
- Views to the rear and side
- Entrance hall and guest cloakroom
- Lounge and dining room
- Fitted kitchen and conservatory
- Master bedroom with en-suite shower and sink
- Two further bedrooms and bathroom
- Driveway and garage
- Gardens
- VIEWING RECOMMENDED

SCARGILL  
MANN & CO  
EST. 1995



## GENERAL INFORMATION

### THE PROPERTY

This superbly situated three-bedroom detached property sits quietly at the end of Hassall Road with views of greenery and paddocks to the side and rear. The gas centrally heated property has an entrance hallway with stairs off to the first floor, cloakroom with w.c., and a door leading into the lounge. Off this room is the fitted kitchen, and dining room. A conservatory in which to enjoy the garden from is accessed via sliding patio doors from the dining room. To the first floor is a master bedroom having an en-suite shower and sink, two further bedrooms and a family bathroom.

Outside, to the front of the property is a low maintenance garden with paddock views adjacent, a paved path to the rear and a garage to the side with up and over door. A further gate also gives access into the enclosed rear garden which is fully enclosed with greenery and paddock land to the rear and side. There are patio areas for entertaining, and shrub borders.

### LOCATION

Hatton is always popular, with supermarkets, primary school, café, public inns and eateries. There are excellent travel options with good access to both the A50 and A38 along with a train station.

### ACCOMMODATION

#### ENTRANCE DOOR

Provides access to:

#### ENTRANCE HALL

Having wood grain effect flooring, double central heating radiator and stairs leading to the first floor.

Doorway leads to:





#### GUEST CLOAKROOM

With the continuation of the wood grain effect flooring, low flush w.c., and wall mounted wash hand basin. Complementary ceramic tiled splashbacks, central heating radiator, extractor fan and circular obscure window to the front.

#### SITTING ROOM

4.25m x 3.83m (13'11" x 12'6")

With feature fireplace incorporating living flame coal effect gas fire, marble effect hearth with surround and timber mantle over. Central heating radiator, TV aerial point and window to the front elevation. Archway leads to:

#### DINING ROOM

3.02m x 2.22m (9'10" x 7'3")

With double radiator, sliding double glazed door leads to:

#### CONSERVATORY

3.29m x 2.76m (10'9" x 9'0")

With ceramic flooring and windows to both side and rear elevations. French doors provide access to the pleasant rear garden.

#### FITTED KITCHEN

3.03m x 2.78m (9'11" x 9'1")

Fitted with a range of base cupboards and drawer units with matching wall mounted cabinets and glass display units over. Roll edge preparation surfaces are inset with a stainless steel sink and side drainer with mixer tap over, plus a four ring gas hob with stainless steel splashback. There is an integrated electric fan assisted oven, space and plumbing for dishwasher and washing machine, plus further space for fridge/freezer. Complementary ceramic wall tiling, wall mounted central heating boiler, windows to the rear, door to side, ceramic tiled flooring and useful understairs storage cupboard/pantry.



#### FIRST FLOOR ACCOMMODATION

##### LANDING

Having window to side and doors leading off.

##### BEDROOM ONE

3.88m x 3.85m max 2.79m min (12'8" x 12'7" max 9'1" min)

With central heating radiator, window to the front elevation and door to:

##### EN-SUITE

Comprising shower cubicle with electric shower, and pedestal wash hand basin. Wood grain effect flooring, central heating radiator, shaving point, complementary ceramic wall tiling and extractor fan. Built in airing cupboard housing the hot water cylinder.

##### BEDROOM TWO

2.71m x 2.41m (8'10" x 7'10")

With central heating radiator, and window offering fine far reaching views.

##### BEDROOM THREE

2.39m x 2.05m (7'10" x 6'8")

With central heating radiator and window offering pleasant aspect to the rear.

##### FAMILY BATHROOM

Comprising low flush w.c., pedestal wash hand basin and panelled bath. Complementary ceramic wall tiling, extractor fan, central heating radiator, wood grain effect flooring and window to the side elevation.

#### OUTSIDE AND GARDENS

The property is set back from the quiet cul de sac behind a low maintenance gravelled fore garden with adjacent driveway providing ample off street car standing, which in turn leads to a single garage.



To the rear of the property is an enclosed garden with shaped lawns, raised borders with vegetable plot, circular sun patio and pathway leading to the single garage pedestrian door.

#### 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

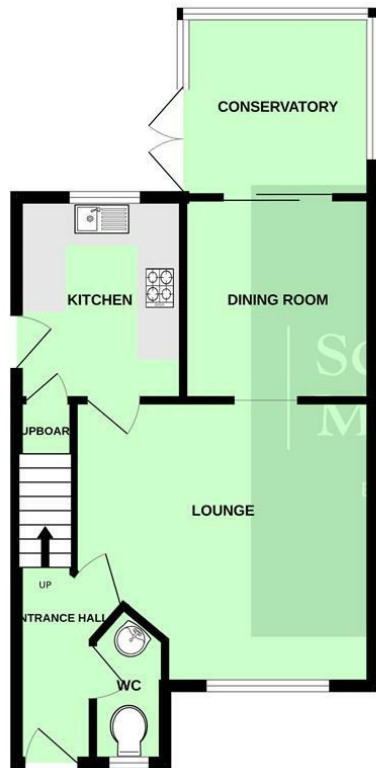
#### VIEWING

Strictly by appointment through Scargill Mann & Co - Burton office (ACB/DLW March 2023)/DRAFT

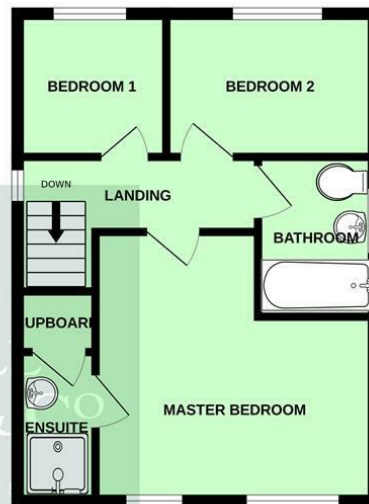
#### CONDITIONS OF SALE

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.

GROUND FLOOR



1ST FLOOR

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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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>61</b>	
(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		

[www.scargillmann.co.uk](http://www.scargillmann.co.uk)