



2 Dove Place
Hatton
Derby
DE65 5AB

Price Guide
£150,000

- 1st Floor Maisonette
- Two Double Bedrooms
- En suite to bedroom one
- Bathroom
- Utility store
- Fabulous open plan lounge, dining and kitchen area
- Allocated parking and visitors parking

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

THE PROPERTY

Situated on this popular small development is this 1st-floor end maisonette. This attractive property offers superb open-plan living, dining and a modern kitchen with space. There is a principal bedroom with an en suite shower room, a further bedroom, a family bathroom, and a great utility storage cupboard that provides plumbing for a washing machine.

OUTSIDE

Outside is allocated parking and visitors' parking.

LOCATION

Dove Place is situated close to all the amenities within the village of Hatton. There are two supermarkets, a butcher, a card shop with a cafe, hairdressers, eateries and public Inns. A pharmacy also serves the village with a post office, a village primary school, and a train station. The village has a thriving community with lots of community-led activities, including a carnival.

There is great access via the A38 and A50 for those requiring travel further afield.

ACCOMMODATION

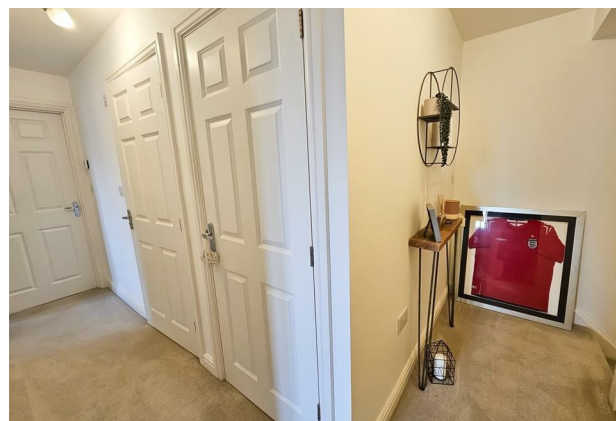
A private entrance door opens into a hallway, with a radiator and ceiling light point. The stairs lead up to the first-floor hallway with a loft access point, radiator and ceiling light point. There is a great utility storage cupboard off with plumbing for a washing machine and ample space for hoovers and ironing boards.

OPEN PLAN - KITCHEN AND DINING AREA

4.71 x 3.03 (15'5" x 9'11")

It is fitted with a good range of base cupboards, drawers and matching wall-mounted cabinets. Attractive worktops are inset with a four-ring gas hob and a one-and-a-quarter composite sink with mixer taps over. Integrated appliances include a Zanussi oven, fridge and freezer. The domestic Glow Worm hot water and central heating boiler are housed here. There is attractive wood effect flooring that continues through to the lounge area and ample space for dining room table and chairs.





OPEN PLAN AREA - LOUNGE

3.04 x 3.77 (10'0" x 12'4")

Has windows to the side and front aspect, a radiator and a ceiling light point.

BEDROOM ONE

3.02 x 3.08 to the window (9'11" x 10'1" to the window)

Having a window to the front aspect, a built-in wardrobe with mirror sliding doors, a radiator and a ceiling light point. A door gives access through to the shower room.

EN SUITE SHOWER ROOM

1.51 x 1.84 excludes shower cubicle (4'11" x 6'0" excludes shower cubicle)

There is a window to the front aspect, radiator and recessed ceiling down lights, and it is fitted with a W.C., a pedestal hand wash basin with tiled splashback and a large shower with glazed sliding doors.

BEDROOM TWO

2.67 x 3.06 to the window (8'9" x 10'0" to the window)

The bedroom has a window to the front aspect, a radiator and a ceiling light point.

BATHROOM

1.90 x 2.22 (6'3" x 7'3")

It is equipped with a panelled bath with mixer taps, a pedestal hand wash basin and W.C. There are attractive contrasting tiled surrounds, recessed ceiling light points and a radiator.

LEASEHOLD/FREEHOLD

Our client advises us that the property is leasehold, however as owners they have a share of the freehold. Current charges pcm are £63.00 on 999 Year Lease which started in 2015.

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.

COUNCIL TAX BAND

South Derbyshire District Council - Band B

CURRENT UTILITY SUPPLIERS

Water

Gas

Electric

Sewage

Broadband supplier

Broadband speeds

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

SCHOOL CATCHMENT AREAS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 02/2024)/A

AGENTS NOTE

Dove Place is a private road where a management company is in place to look after the parking area road and borders. The owners are members of the management company. The current charges are £63.00 pcm

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

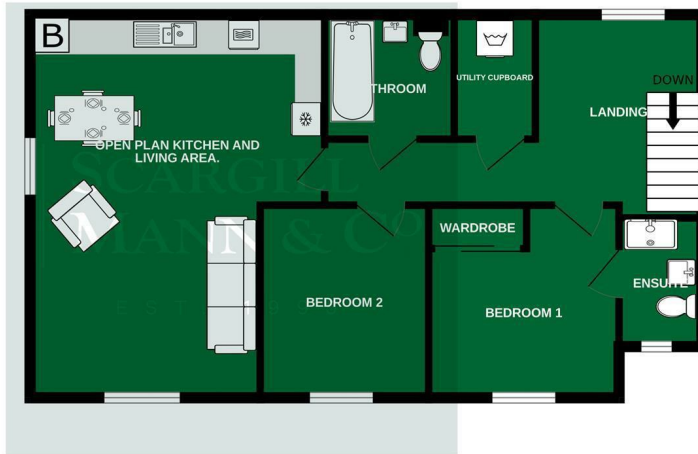
<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environmental-agency>

<http://www.gov.uk/>

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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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