

SCARGILL
MANN & CO

EST. 1995

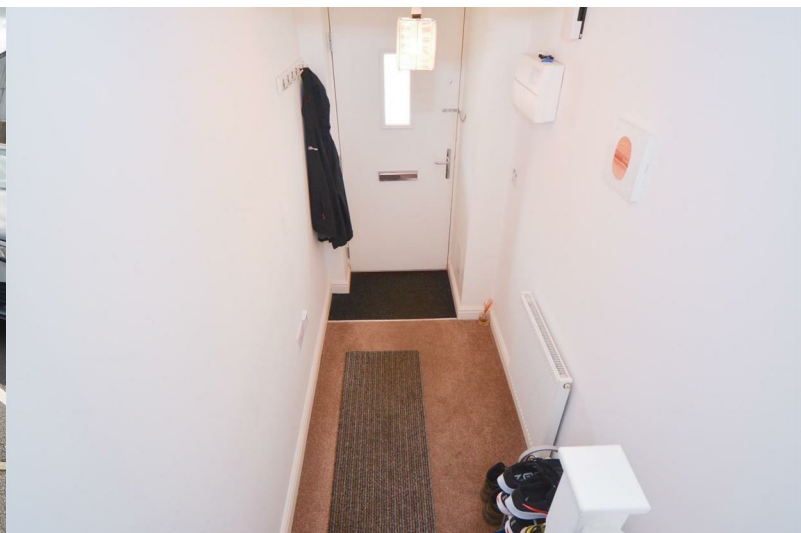


6 Dove Place

, Hatton, DE65 5AB

Price £150,000

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GENERAL INFORMATION

THE PROPERTY

Superbly situated close to amenities is this well-presented two-bedroom 1st-floor apartment with its own private ground floor entrance. The centrally heated and double-glazed accommodation offers a superb open plan living, dining and kitchen space, two bedrooms, one with an en suite shower room, a further bathroom and a great utility store.

Directly to the side of the entrance door is the allocated parking spot, and four visitor parking spaces are located within the parking bays.

LOCATION

The property is a short distance from the amenities of the village, with supermarkets, butchers, a pharmacy, a cafe, a train station and a public bus service. The A38 and A50 are within an easy drive for further onward travel.

ACCOMMODATION

This is an end first floor maisonette and the entrance door opens through to the reception hallway with stairs leading off.

RECEPTION HALLWAY

4'1" x 8'7" (1.25m x 2.62m)

Radiator, ceiling light point and stairs off to the first floor.

LANDING

7'11" x 8'3" over the stairwell (2.42m x 2.52m over the stairwell)

Has a loft access point and all doors leading off

HALLWAY

3'3" x 14'0" (1m x 4.28m)

OPEN PLAN LOUNGE AREA

9'9" x 11'9" (2.98m x 3.60m)

The lounge area has a window to the front aspect, radiator, ceiling light point.

OPEN PLAN KITCHEN DINING AREA

15'5" x 9'10" (4.70m x 3m)

Is fitted with a range of base cupboards, drawer units and wall mounted cabinets, the work tops incorporate a one and a quarter stainless steel sink and a four ring gas hob and integrated appliances include a fridge and a freezer, there is also a Zanussi under counter integrated oven, there are tiled splashbacks, recessed ceiling down lights and wood effect flooring.

PRINCIPAL BEDROOM

10'1" x 10'1" to window (3.08m x 3.08m to window)

Has a window to the front aspect, radiator, ceiling light point and a built in wardrobe with mirrored sliding doors, a door leads off to the en suite shower room.

ENSUITE SHOWER

6'4" window to rear of shower x 4'11" (1.94m window to rear of shower x 1.52m)

Has a large shower with an electric Aqualisa shower, pedestal hand wash basin and W.C., there are tiled splashbacks, obscure window to the front aspect, radiator and ceiling light point.

BEDROOM TWO

8'7" x 10'0" to window (2.64m x 3.07m to window)

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

FAMILY BATHROOM

6'1" x 7'1" width (1.87m x 2.18m width)

Panelled bath with mixer taps and shower attachment, pedestal hand wash basin and W.C., there is a ceiling light point, radiator and wood effect flooring.

UTILITY STORE

3'0" x 6'2" (0.93m x 1.89m)

Has provision for washing machine, vinyl flooring and ceiling light point.

Tel: 01283548194

OUTSIDE

The property has a parking space adjacent to the maisonette and there is further visitor parking.

LEASEHOLD

Our client advises us that the property is leasehold, current charges per calendar month are £63.00 service charge with no ground rent charges and is on a 999 Year Lease, which started in 2015.

CURRENT UTILITY SUPPLIERS

Gas - Eon

Electric - Eon

Oil

Water - Mains - Severn Trent

Sewage - Mains - Severn Trent

Broadband supplier - Vodafone

BROAD BAND SPEEDS

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

CONSTRUCTION

Standard Brick Construction

COUNCIL TAX BAND

South Derbyshire District Council - Band B

FLOOD DEFENCE

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/>

VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 04/2024) A

CONDITION OF SALE

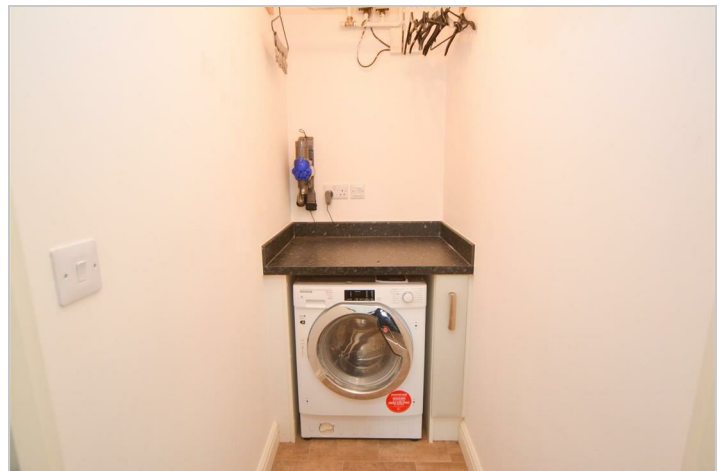
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending 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.

SCHOOLS

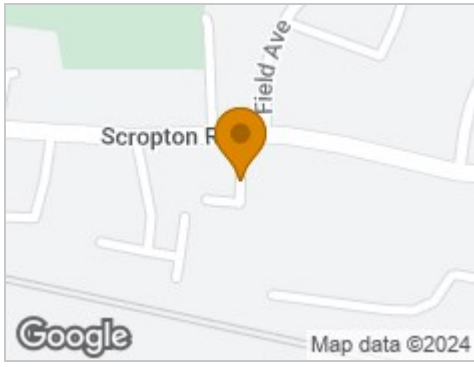
<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

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

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



Road Map



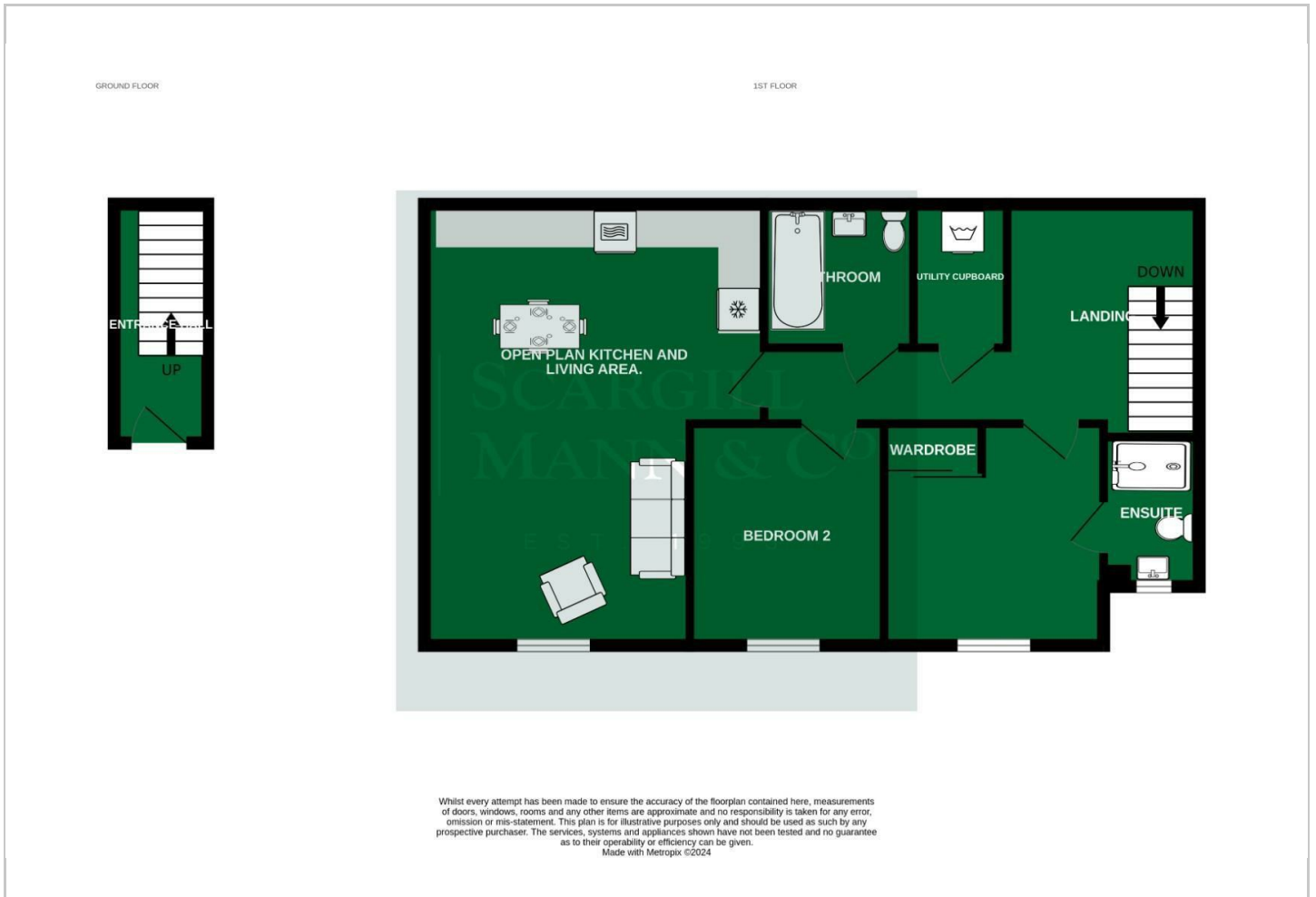
Hybrid Map



Terrain Map



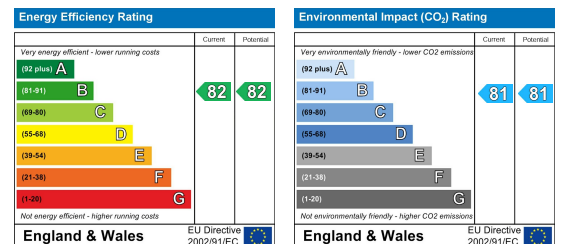
Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.