

**19 Mercia Close  
Hatton  
Derby  
DE65 5DR**

**£350,000**



- CORNER PLOT
- FOUR BEDROOMS
- DUAL ASPECT LOUNGE
- DINING KITCHEN WITH DUAL ASPECT
- UTILITY WITH WET AREA AND CLOAKROOM
- BATHROOM
- WET ROOM
- GARAGE AMPLE PARKING
- GARDENS
- NO UPWARD CHAIN



## GENERAL INFORMATION

### THE PROPERTY

Sitting on Mercia Close, this extended detached home is set on a generous corner plot, with a good-sized driveway flanked by lawn and leading to an integral garage. Originally a three-bedroom home, the property has been extended into a four-bedroom house.

Upon entering, you are greeted by a hallway with stairs leading to the first floor and doors opening into the dining kitchen, and the dual-aspect lounge, which features sliding patio doors that open directly onto the garden. The kitchen boasts a dining area, complete with space for a small sofa.

A utility room off the kitchen area includes a wet room area, as well as a separate cloakroom with a WC. The utility room also provides direct access to the garden and the garage. No Upward chain

On the first floor, you will find four generously sized bedrooms, perfect for family living or accommodating guests. There is no shortage of bathing facilities in the morning with a family bathroom, a separate wet room and an additional cloakroom with a WC.

Outside the rear garden is fully enclosed, offering a safe space for children and pets alike. It features a lawn, shrub borders, and a patio area.





#### LOCATION

Hatton is a popular location with supermarkets, butchers, hairdressers, a pharmacy with a post office, a cafe with a gift shop, public inns and eateries. The village is served by a train station and a public bus service. In the nearby village of Tutbury, there are doctors and a dentist, along with a range of boutique shops, restaurants, and bars.

For those who travel, the A50 and A38 are within easy driving distance, offering fast access to Derby, Uttoxeter, Nottingham, Birmingham, and Stoke-on-Trent.

#### ACCOMMODATION

Entrance door opening through to hallway.

#### HALLWAY

1.38m x 2.43m (4'6" x 7'11")

Stairs off to first floor, door to dining kitchen and a further door that opens through to lounge.

#### LOUNGE

3.29m max x 6.47m (10'9" max x 21'2")

Has a window to the front aspect, sliding patio doors out to the rear garden, radiator, ceiling light point, wall light points and a stone fire surround with slate hearth. A door leads off to the dining kitchen.

#### DINING KITCHEN

2.47m min width 3.41m max x 7.5m (8'1" min width 11'2" max x 24'7")

A really spacious living, dining kitchen with a bay window to the front aspect, radiator, coving to ceiling, the kitchen is fitted with a range of base cupboards, drawers and matching wall mounted cabinets, worktops incorporate a one and a quarter stainless steel sink and a four ring gas hob with extractor fan over, integrated appliances include a double oven, fridge and freezer. There is space for a dishwasher, window looks out over the rear garden, there are tiled surrounds and a useful under stairs storage cupboard ideal for hoovers and ironing boards, a door leads off into the utility and down stairs shower room.

#### UTILITY SHOWER ROOM

2.70m x 2.48m exc shower tray (8'10" x 8'1" exc shower tray)

Has base cupboards with work tops over which is inset with a stainless steel sink and side drainer, there is space for washing machine, radiator, water proof wall boarding, door to garage, door to outside and a further door that opens up into the W.C.

#### CLOAKROOM

0.80m x 1.66m (2'7" x 5'5")

Has an obscure window to the rear aspect, water proof boarding and W.C.

#### FIRST FLOOR

##### LANDING

Has a loft access point and ceiling light point, doors lead off to:

##### BEDROOM ONE

3.39m x 3.66m to window (11'1" x 12'0" to window)

Has a window to the front aspect, radiator, ceiling light point and a range of built in





wardrobes providing hanging space and shelving.

#### BEDROOM TWO

3.30m x 3.30m to rear of wardrobe (10'9" x 10'9" to rear of wardrobe)

Has a radiator, ceiling light point, window to the front aspect and a range of built in wardrobes and drawer units.

#### BEDROOM THREE

2.76m x 3.27m (9'0" x 10'8")

Has a window to the rear aspect, radiator and ceiling light point, there is a built in wardrobe providing hanging space and shelving.

#### BEDROOM FOUR

2.71m x 3.30m to rear of wardrobe (8'10" x 10'9" to rear of wardrobe)

Has a window to the rear aspect, radiator, ceiling light point and a built in wardrobe with drawer units and over head cabinet.

#### CLOAKROOM

1.08m x 1.76m to window (3'6" x 5'9" to window )

Has a W.C. and a wall mounted vanity unit with tiled splashbacks, there is a radiator, ceiling light point and an obscure window to the rear aspect.



#### SHOWER ROOM

2.26m max 1.44m min x 1.75m (7'4" max 4'8" min x 5'8")

Has a Triton electric shower, pedestal hand wash basin, radiator and built in storage cupboard which houses the Worcester Bosch domestic hot water and central heating boiler, fitted by British Gas in 2022.

#### FAMILY BATHROOM

3.39m x 1.67m (11'1" x 5'5")

Has a P shaped bath with mixer taps and separate electric shower over with curved screen, W.C., pedestal hand wash basin, radiator and ceiling light point, there is an obscure window to the rear aspect and built in linen storage cupboard.

#### OUTSIDE

The property sits in the corner of Mercia Close with a good sized frontage with mature tree planting with shaped lawns and Tarmacadam driveway which provides parking for several vehicles. To the rear of the property is a fully enclosed rear garden which has a fenced boundary, lawn and a paved path leading to a patio area with mature shrub planting.



#### GARAGE

3.43m x 4.64m (11'3" x 15'2")

Has remote up and over door, power and light. The electric and gas meters are housed here along with the consumer unit.

#### AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.

If a property is within a conservation area please be aware that Conservation Areas are protect places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation Area requires permission from the relevant authority, subject to certain exclusions.

#### CONSTRUCTION

Standard Brick Construction

#### TENURE

**FREEHOLD** - 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



#### CURRENT UTILITY SUPPLIERS

Gas  
Electric  
Water - Mains  
Sewage - Mains  
Broadband supplier - ADSL

#### MONEY LAUNDERING & ID CHECKS

BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATION 2017.

IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED, INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025, A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER

PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

#### BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

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

#### FLOOD DEFENCE

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

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

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

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

#### 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/>

#### 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.

#### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 10/2025) A



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>		
(69-80) <b>C</b>	69	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	

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