

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## 9 Dove Place Hatton, Derby, DE65 5AB



**A spacious two bedroom maisonette occupying quiet cul de sac location in Hatton.**

- Double glazed and gas centrally heated • Entrance hall with staircase to first floor
  - Open plan living and kitchen space
- Master bedroom with en-suite shower room • Second bedroom and separate bathroom
  - Allocated parking space •

**Offers in excess of £130,000**



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## GENERAL INFORMATION

### THE PROPERTY

An opportunity to acquire this spacious two bedroom maisonette situated in popular Hatton. The property benefits from double glazing and gas central heating and the accommodation comprises entrance hall to the ground floor with staircase leading to the first floor, open plan lounge/dining room with kitchen off, master bedroom with en-suite shower room, further bedroom and separate bathroom.

Outside, the property is set within communal gardens and benefits from an allocated parking space.

### LOCATION

Hatton boasts an excellent range of amenities including supermarkets, butchers, hairdressers and train station. There are a further range of amenities available in the neighbouring village of Tutbury.

### ENTRANCE DOOR

Provides access to:

### HALLWAY

With central heating radiator. Stairs to first floor.

### SEMI-GALLERIED LANDING

With central heating radiator. Storage cupboard.

### OPEN PLAN LOUNGE & BREAKFAST KITCHEN

Incorporating:

#### **LOUNGE AREA 3.6m x 3.02m (11'10" x 9'11")**

With two central heating radiators. uPVC double

glazed window to front.

#### **BREAKFAST KITCHEN AREA 4.69m 3.03m (15'5" 9'11")**

With L-shaped preparation work-surfaces with matching up-stands, inset one and a quarter sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, inset four plate gas hob with extractor hood over and built-in oven beneath, fridge/freezer, wall mounted gas fired boiler.

#### **BEDROOM ONE 3.06m x 3.03m (10'0" x 9'11")**

With central heating radiator. Built-in wardrobe. uPVC double glazed window to front. Door to:

#### **EN-SUITE SHOWER ROOM**

Fitted with a low flush w.c., pedestal wash hand basin and double shower cubicle with integrated shower. Shaver point. Central heating radiator. Extractor fan. uPVC double glazed window to front.

#### **BEDROOM TWO 3.05m x 2.68m (10'0" x 8'10")**

With central heating radiator. uPVC double glazed window to front.

#### **BATHROOM 2.18m x 1.69m (7'2" x 5'7")**

Fitted with a white suite comprising of a low flush w.c., pedestal wash hand basin and panelled bath. Central heating radiator. Extractor fan.

### OUTSIDE

The property benefits from an allocated parking space to the front.



### **TENURE**

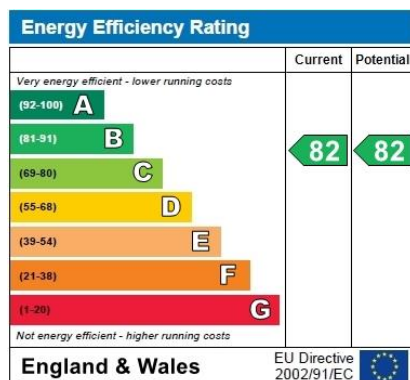
Our client advises us that the property is leasehold for an original term of 999 years commencing in 2015. The service charge is approximately £50.00 pcm and includes the maintenance of the communal areas and building insurance. Should you proceed with the purchaser of this property these details must be verified by your solicitor.

### **COUNCIL TAX BAND**

South Derbyshire District Council - Band B

### **VIEWING**

Strictly by appointment through Scargill Mann & Co - Burton office (BA/DLW November 2020)/A



#### 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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