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21 Yew Tree Road

Hatton, Derby, DE65 5EX

**Offers Over £230,000**





# 21 Yew Tree Road

Hatton, Derby, DE65 5EX

## Offers Over £230,000



### GENERAL INFORMATION

#### THE PROPERTY

Welcome to this lovely, well presented semi-detached house located on the sought-after Yew Tree Road in the popular village of Hatton, Derby.

Upon entering, you are greeted by a hallway with stairs off to the first floor, a spacious lounge perfect for relaxing and a superb re-fitted dining kitchen. The property has three bedrooms, offering ample space for a small family or those in need of a home office and a re-fitted bathroom. Both the kitchen and bathroom add style and functionality.

One of the standout features of this property is the drive with ample parking, leading to a garage, and to the rear is a predominately lawned garden.

If you are looking for a spacious and well-maintained home in a desirable area, this property is a must-see. Book a viewing today to fully appreciate all that this lovely semi-detached house has to offer.

#### LOCATION

Hatton is a popular location, with a range of amenities right at your doorstep. From two supermarkets to a pharmacy, a cafe to a fantastic butcher, everything you need is just a stone's throw away. The convenience doesn't stop there - with easy access to the A38 and A50, travelling to and from this village is a breeze. And for those who prefer public transport, the advantage of a train station in the village offers further commuting options. The village also has a primary school with secondary school education at John Port Spencer in Etwall

#### ACCOMMODATION

An entrance door gives access to the

#### HALL

2'10" x 9'0" (0.88m x 2.75m)

Having wood effect flooring, ceiling light point, stairs to first floor and door opening into the

#### LOUNGE

12'7" x 13'10" (3.85m x 4.24m)

The wood effect flooring continues through with a window to the front aspect, coving to ceiling, radiator and ceiling light point

#### BEAUTIFULLY RE-FITTED DINING KITCHEN

15'11" x 9'4" (4.87m x 2.86m )

With ample light flooding through from the French doors, window and rear door. This re-fitted space is equipped with an extensive range of base cupboards, drawers, larder cupboards, and matching wall cabinets. Attractive worktops extend to create a breakfast bar and are inset with a composite sink and a Zanussi four-ring electric hob. Integrated appliances include an oven, fridge, freezer and slimline dishwasher. There are attractive tiled splash backs, recessed ceiling downlights, coving to ceiling and a built-in under-stairs storage cupboard

#### FIRST FLOOR

Stairs rise to the first-floor landing with a loft access point, window-to-side aspect and linen storage cupboard.

#### BEDROOM ONE

9'6" x 11'10" (2.91m x 3.62m )

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

#### BEDROOM TWO

9'11" max x 11'8" (3.04m max x 3.57m)

Fitted with a range of built in wardrobes, with a window to the rear aspect, radiator and ceiling light point.

#### BEDROOM THREE

6'1" x 6'10" min (1.87m x 2.09m min )

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

#### BATHROOM

6'6" x 5'5" (1.99m x 1.66m)

Fitted with a w.c. pedestal hand wash basin, a large walk-in shower with a glazed screen, and water-fall taps, along with a rainfall shower head and hand-held shower head. There are recessed ceiling down lights, chrome towel rail and an obscure window to the rear aspect.

Tel: 01283548194

## OUTSIDE

The property stands behind a good size frontage with a long driveway offering ample parking and leading to a GARAGE which measures 2.50m x 5.03m with an up-and-over door, power and light, a utility area with plumbing for washing machine and further space for a tumble drier and storage cupboards. a personal access door leads into the rear garden

The rear garden is fully enclosed with a fenced boundary, gravel borders, paved patio and lawn.

## BROAD BAND SPEEDS

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

## 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.

## CONSTRUCTION

Brick Construction

## COUNCIL TAX BAND

South Derbyshire District Council - Band C

## CURRENT UTILITY SUPPLIERS

Gas  
Electric  
Oil  
Water - Mains  
Sewage - Mains  
Broadband supplier

## 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/>

## SCHOOLS

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

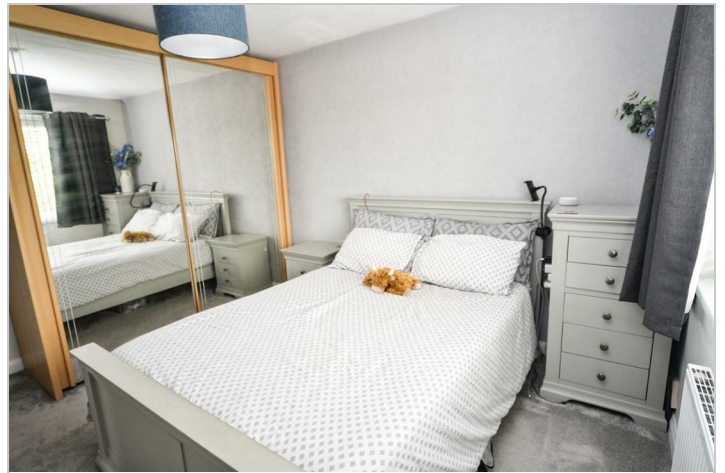
<http://www.derbyshire.gov.uk/>

## 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.

## VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 05/2024) A



## Road Map



## Hybrid Map



## Terrain Map



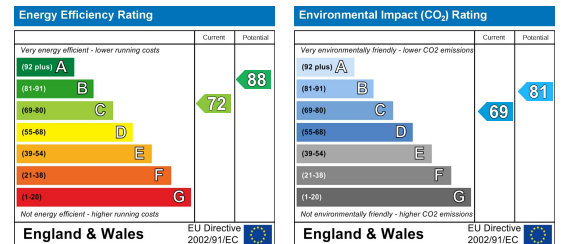
## Floor Plan



## 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.