



29 Castle View  
Hatton  
Derby  
DE65 5QL

Price £249,000

- Detached bungalow
- Gas centrally heated and double-glazed
- Well-kept front and rear gardens
- Garage
- Well presented interiors
- Lounge/diner
- Fitted kitchen
- Modern shower room
- Two bedrooms looking out over the rear garden

## GENERAL INFORMATION

### THE PROPERTY

Castle View is a popular destination when looking for a detached bungalow in Hatton. This two bedroom bungalow offers well presented interiors and neat well kept gardens.

The gas centrally heated and double glazed accommodation offers an entrance hallway, a lounge diner to the front aspect, a fitted kitchen with integrated appliances. Two bedrooms, one with French doors out onto the rear garden and a modern fitted shower room.

### OUTSIDE

To the front, a block-paved driveway offers ample parking and leads down the side of the property to a garage. The adjacent front garden is neatly kept with flower beds. The rear garden is also attractive, with a block-paved patio, shrub and flower borders and a lawn. The property backs onto shrubland at the rear.





#### LOCATION

Castle View is a small, attractive development of detached bungalows. It sits peacefully towards the edge of the village off Scropton Road. The village offers two supermarkets, a butcher, a cafe, a pharmacy, public inns and eateries. In the nearby village of Tutbury, there are doctors, dentists and opticians.

Hatton has a public bus service, a train station and good access to the A50 and A38.

#### ACCOMMODATION

Entrance door opening through into an L shaped hallway.

#### HALLWAY

Having useful storage cupboard and all doors leading off.

#### LOUNGE DINER

4.66m x 3.37m (15'3" x 11'0")

Having a walk in bay window to the front aspect, coving to ceiling, radiator, ceiling light point and a stone effect fire surround with marble style hearth and inserts, there is a living flame gas fire inset.

#### FITTED KITCHEN

2.4m x 3.13m (7'10" x 10'3" )

Has a window to the front aspect and is fitted with a range of base cupboards and drawer units with matching wall mounted cabinets over, work tops are in set with a sink with mixer tap over and side drainer and a four ring electric hob, integrated appliances include a oven, fridge and freezer. There are attractive tiled splashbacks, tiled flooring and ceiling light point.

#### BEDROOM ONE

3.37m x 3.75m to exclude the wardrobes (11'0" x 12'3" to exclude the wardrobes)

Is fitted with a range of built in wardrobes with over head cabinets, matching drawer units and dressing table, there is a window to the rear aspect, radiator, ceiling light point and coving to ceiling.

#### BEDROOM TWO

2.14m x 2.57m (7'0" x 8'5")

Has French doors leading out to the rear garden, coving to ceiling, radiator and ceiling light point.

#### FITTED SHOWER ROOM

Equipped with a range of modern vanity units which incorporate storage areas with W.C. inset and hand wash basin with mixer taps over, there is a large walk in shower, fully tiled walls, a heated chrome towel rail and ceiling light point.

#### OUTSIDE

To the front of the property is a well manicured front lawn with attractive flower beds, adjacent is a block paved driveway which leads to a garage which has an up and over door, window to the side aspect and personal access door out into the rear garden which is predominantly laid to lawn with flower and herbaceous beds, paved patio area and backs onto shrubland.

#### 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



### CONSTRUCTION

Standard Brick Construction

### 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.

### CURRENT UTILITY SUPPLIERS

Gas  
Electric  
Oil  
Water - Mains  
Sewage - Mains  
Broadband supplier

### BROAD BAND SPEEDS

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

### 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/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>

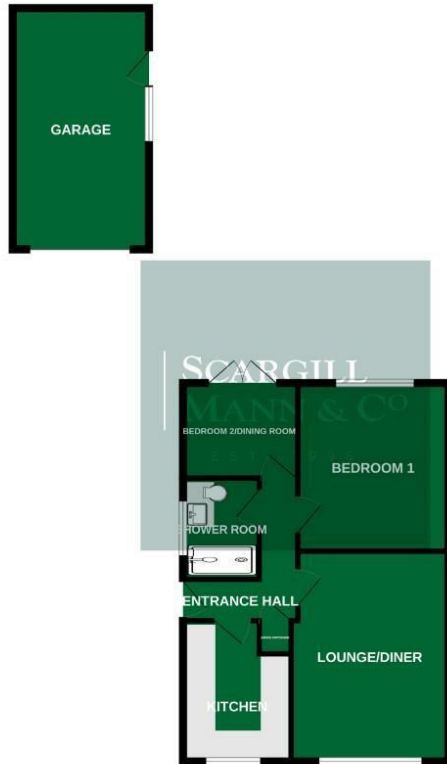
<http://www.derbyshire.gov.uk/>

### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 06/2024) A



GROUND 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.  
Made with: Neoproc 03/2024

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

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