



**49 Appletree  
Road  
Hatton  
Derby  
DE65 5EF**

**Price £249,950**

- NO UPWARD CHAIN
- OPEN VIEWS TO THE REAR
- SPACIOUS GROUND FLOOR LIVING ACCOMMODATION
- GOOD SIZE MODERN FITTED BREAKFAST KITCHEN
- CLOAKROOM WITH RECENTLY FITTED NEW BOILER
- LOUNGE WITH STAIRS TO FIRST FLOOR
- CONSERVATORY
- THREE BEDROOMS & MODERN FITTED BATHROOM
- GOOD SIZE GARDEN PLOT
- AMPLE PARKING AND GARAGE



## GENERAL INFORMATION

### THE PROPERTY

We bring to the market this three-bedroom semi-detached home in the ever-popular village of Hatton. Offering spacious accommodation on the ground floor, there is a good-sized modern fitted breakfast kitchen with access into the garage, a lounge with French doors opening into the conservatory, stairs off to the first floor, and a cloakroom.

On the first floor are three bedrooms and a modern fitted bathroom.

Outside to the front is a driveway allowing for the parking of several vehicles and a garage. To the rear is a good size garden with a large workshop, patio with a dry stone wall separating the patio from the lawn and offering views over the surrounding countryside





#### LOCATION

Hatton is always a popular location, with great road links to the A50 and A38, a couple of supermarkets, eateries, a butcher, a post office with pharmacy, and a gift shop with a cafe. There is a village primary school, and secondary education is taken at the John Port Spencer Academy in Etwall. The village is further enhanced with a train station and bus service.

In the neighbouring village of Tutbury, there are cafes, restaurants, and bars, as well as a doctor's surgery, opticians, and dentist.

#### ACCOMMODATION

Entranced door with glazed screen opens through to open plan kitchen dining area.

#### OPEN PLAN KITCHEN DINING AREA

3.98m max x 4.93m from window (13'0" max x 13'1".305'1" from window) Attractive wood effect flooring fitted with a modern range of base cupboards and drawers, wall mounted cabinets with attractive oak butchers block worktops which are inset with a Belfast sink. There is a Range cooker, space for fridge freezer. tiled splash backs, window to the side aspect, double doors opening through to the lounge area, door to the garage and a further door to guest cloakroom.

#### GUEST CLOAKROOM

0.69m x 1.86m (2'3" x 6'1" ) Attractively fitted with a W.C, vanity unit with hand wash basin and tiled splash backs. There is a ceiling light point and cupboard opening up where the

domestic hot water and central heating Ideal boiler is housed, which was fitted in 2024.

#### LOUNGE

4.92m x 5m max (16'1" x 16'4" max) Lovely light and airy room with stairs off to the first floor, radiators and fireplace with electric log style burner, there are ceiling light points and double doors which open through to the conservatory.

#### CONSERVATORY

2.92m to window x 4.29m (9'6" to window x 14'0") French doors looking out over the rear garden offering views of the surrounding countryside. Tiled flooring, radiator and ceiling light point. Stairs rise to the first floor landing.

#### FIRST FLOOR





#### LANDING

Radiator, window to the side aspect, loft access point and all doors leading off:

#### BEDROOM ONE

2.83m x 3.88m max (9'3" x 12'8" max)

Window to the rear aspect with lovely views, radiator and ceiling light point.

#### BEDROOM TWO

2.43m x 2.46m (7'11" x 8'0" )

Window to front aspect, radiator and ceiling light point.

#### BEDROOM THREE

2.05m to the window x 2.40m (6'8" to the window x 7'10")

Window to the front aspect, radiator and ceiling light point.

#### BATHROOM

1.99m x 2.15m to window (6'6" x 7'0" to window)

The bathroom is fitted with a shower bath with



mixer taps and separate dual head shower over with glazed screen, a range of vanity units with storage and built in W.C. and circular basin with waterfall taps. There are recess ceiling downlights, attractive tile surrounds and an obscure window to the rear aspect.

#### GARAGE

2.65m width x 4.85m length (8'8" width x 15'10" length)

The garage has wood effect flooring. Up and over door, power and light. Personal access door out to the rear garden and a further personal access door out to the front drive.

#### OUTSIDE WORKSHOP

5.05m length x 2.57m width (16'6" length x 8'5" width)

Re roofed in 2024.

#### OUTSIDE TOOL SHED

0.94m x 2.57m (3'1" x 8'5")



#### GARDEN

The garden is fully enclosed with hedge and fence boundaries, and is predominately to lawn with gravel borders and herbaceous planting. A dry stone walls separates it from an attractive paved patio area.

#### 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 B

#### CONSTRUCTION

Standard Brick Construction

#### CURRENT UTILITY SUPPLIERS

Gas - British Gas

Electric - British Gas

Water - Mains - Severn Trent

Sewage - Mains - Severn Trent

Broadband supplier - Now TV



### 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/environmental-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

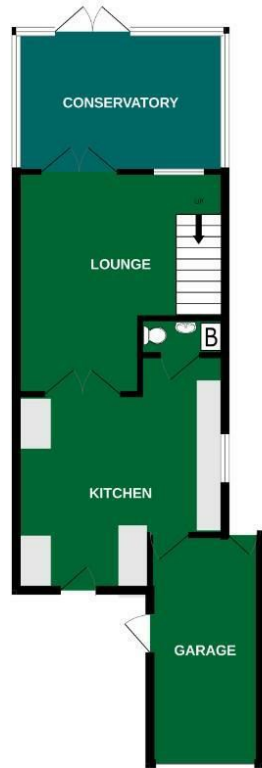
These particulars are thought to be materially correct though their accuracy is not guaranteed

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.

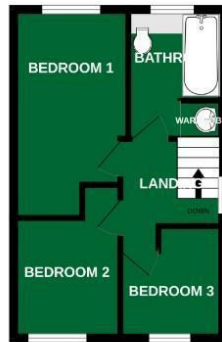
### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/TH 09/2024) A

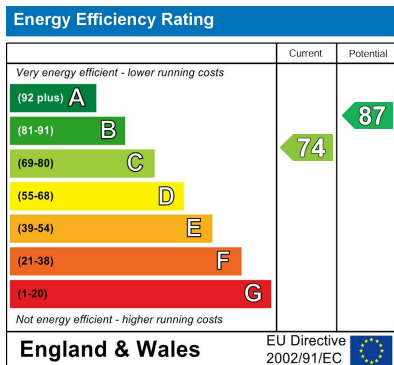
GROUND FLOOR



1ST FLOOR



While 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 errors or mis-statement. The plan is for illustrative purposes only and should be used as such for 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 MetreX 2020



**SALES OFFICE**  
 Unit 17 Eastgate Business Centre  
 Eastern Avenue  
 Burton upon Trent  
 DE13 0AT  
 T: 01283 548194 /01332 208820  
 E: sales@scargillmann.co.uk

**LETTINGS OFFICE**  
 17 Mallard Way  
 Pride Park  
 Derby  
 DE24 8GX  
 T: 01332 206620  
 E: lettings@scargillmann.co.uk