

Dove Side

Hatton, Derby, DE65 5DZ

John  
German



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£194,950

**Featuring stunning river views is this superb semi detached family home in a sought-after cul de sac location with accommodation including lounge, dining kitchen, ground floor bathroom, three bedrooms, drive, garage and gardens.**

John German are delighted to offer for sale this semi detached village home set in a sought-after cul de sac boasting fabulous views across the River Dove, towards Tutbury and its Castle. Hatton is a popular village having its own train station, Co-Op store and a variety of other amenities and being well placed for the A38 and A50.

A front entrance door opens into the hall with stairs to the first floor and a door into the well-proportioned lounge with window overlooking the front plus a door to the inner hallway.

To the rear of the property is the dining kitchen enjoying views over the garden and beyond, having a range of base and eye level units, integrated oven and hob and a door out to the rear. Off the rear hall is a useful under stairs cupboard and completing the ground floor is a bathroom fitted with a pink four-piece suite.

On the first floor are three bedrooms, the master bedroom has fitted wardrobes across one wall and bedrooms two and three both enjoy rearward views.

Set behind a lawned front garden and driveway that leads to the single garage with an up and over door plus a pedestrian door. Side access leads around to the rear garden that has a hardstanding area and lawn with display border.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk)

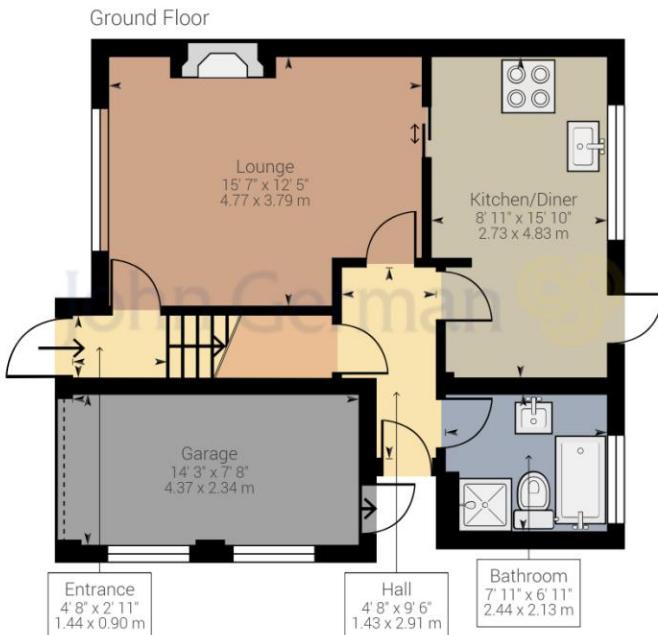
[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)

**Our Ref:** JGA/25052021

**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band B







Approximate net internal area: 793.38 ft<sup>2</sup> (906.23 ft<sup>2</sup>) / 73.71 m<sup>2</sup> (84.19 m<sup>2</sup>)  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

## Agents' Notes

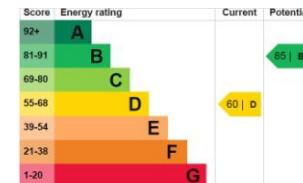
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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**JohnGerman.co.uk** Sales and Lettings Agent