

Oakwood Close

Hatton, Derby, DE65 5QN



A very good sized detached bungalow in a delightful cul de sac location offering plenty of space with a large dining kitchen, separate spacious lounge, plus conservatory, two double bedrooms and a smart refitted shower room. No upward chain.

£270,000



John German

Situated in the popular South Derbyshire village of Hatton is this impressive detached bungalow offering plenty of space in a peaceful cul de sac location, just a short distance away from the village centre where there is a useful Co-op mini store, Nisa store, choice of pubs and Hatton train station.

The bungalow occupies a lovely position in the cul de sac set behind a good sized driveway and pretty front garden. There is a single garage with an up and over front entrance door which has an internal door into the hallway. A side entrance door opens into the entrance hall with doors leading off.

There is a spacious lounge to the rear of the bungalow with fire surround providing the focal point and double glazed patio doors open into a conservatory which enjoys views over low maintenance rear gardens.

There is a very good sized dining kitchen, ready for modernisation in your own style. Currently equipped with a range of base and eye level units with work surfaces over, integrated oven, hob and extractor, plenty of space for a dining table with door to side and window framing views over the rear garden.

The bungalow has the benefit of two good sized double bedrooms, both with views to front and both sharing an impressive, refitted shower room with large shower having glazed screen and shower over, fitted vanity unit with cupboards and inset wash hand basin, close coupled WC, chrome towel rail/radiator, tiled floor, part tiled walls and window to side.

Agents note: We understand Probate has been applied for but not yet granted.

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.gov.uk/government/organisations/environment-agency

www.southderbyshire.gov.uk

Our Ref: JGA/10082023

Local Authority/Tax Band: South Derbyshire District Council / Tax Band D







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



John German
129 New Street, Burton-On-Trent, Staffordshire, DE14
3QW

01283 512244
burton@johngerman.co.uk

Agents' Notes

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Referral Fees

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