

Rogers Court

Hatton, Derby, DE65 5JU



Located in the picturesque village of Hatton is this well presented home with a full width dining kitchen, conservatory and secure rear garden including a deck. Located in a whisper quiet close ideally placed for the local shops, parks, train station and A50.

£220,000

John German 

As you pull up to the property you will see a well maintained front garden and off road parking. Through the front door you enter the porch area where the conveniently located cloakroom is.

Through another door you enter the spacious front facing lounge that benefits from a large window providing great natural light, feature wallpaper and laminate flooring.

The open plan kitchen/dining room is well fitted out with a range of under counter and overhead cabinets, lots of work space, stylish wall tiling and a range of in built appliances. The dining space is generous in size and works well with the kitchen making a great entertaining space. Access leads to the conservatory being well maintained and overlooks the rear gardens, it doubles nicely as another living space if needed.

The decked area sits directly off of the conservatory and overlooks a lawn area, paved patio and there is also a storage shed.

Climb the stairs to the first floor where the good sized master bedroom benefits from neutral décor and built in wardrobes.

The two secondary bedrooms are both a great size and would make fantastic children's bedrooms or home offices.

The well maintained bathroom consists of a WC, sink and large bath with an overhead shower plus complementary wall tiling.

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

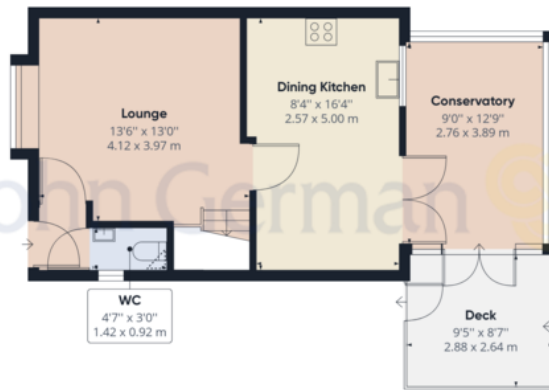
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

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

Our Ref: JGA/10102023

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



Ground Floor



Floor 1

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Approximate total area⁽¹⁾

830.69 ft²
77.17 m²

Reduced headroom

1.48 ft²
0.14 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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