

Station Road

Hatton, Derby, DE65 5EH

John 
German





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£200,000

This beautifully presented two bedroom mid terrace been extended, completely renovated throughout and is now picture perfect with features including brand new central heating, new kitchen, new windows whilst retaining its wonderful character features.

As you pull up to the home you notice the character features on the façade. Through the front door you are greeted by feature tiles and panelling.

The first room on the left is the lounge. This cosy room benefits from bright modern decoration, a lovely bay window, built in fire and feature wallpaper.

Through to the next room is the stunning open plan living and dining kitchen with feature lighting and attractive wooden effect flooring throughout. The brand new kitchen has masses of storage with both under counter and overhead cupboards, a selection of built in appliances including an oven with integrated extractor above, fridge, freezer and dishwasher.

The dining/living area has a small built in office/bar area making this space flexible and ideal for either a home office or casual dining space. There is also a door to a small convenient cloakroom with a WC.

The garden is accessed from double doors and features a large patio area, storage shed, lawn and a second patio area at the rear of the garden.

The first floor consists of two bedrooms and a family bathroom. Bedroom two is a great size and easily a double room, it also features bright modern décor and has lovely natural light. The master bedroom is again spacious and has a lovely cosy feel, there would be enough room around the chimney breast to have in built wardrobes.

The bathroom comprises feature tiling, heated towel rail, wash hand basin with storage and a bath with an overhead shower.

Please note, there is shared access across the rear garden.

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.

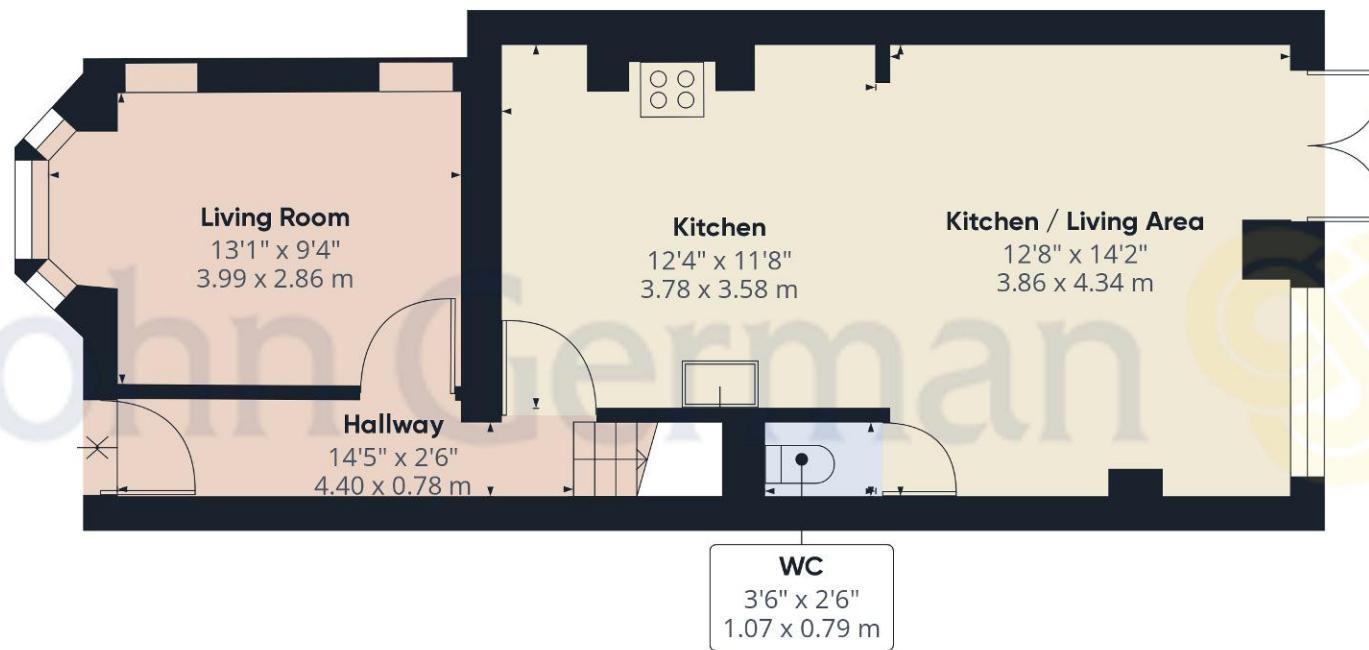
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA06122023

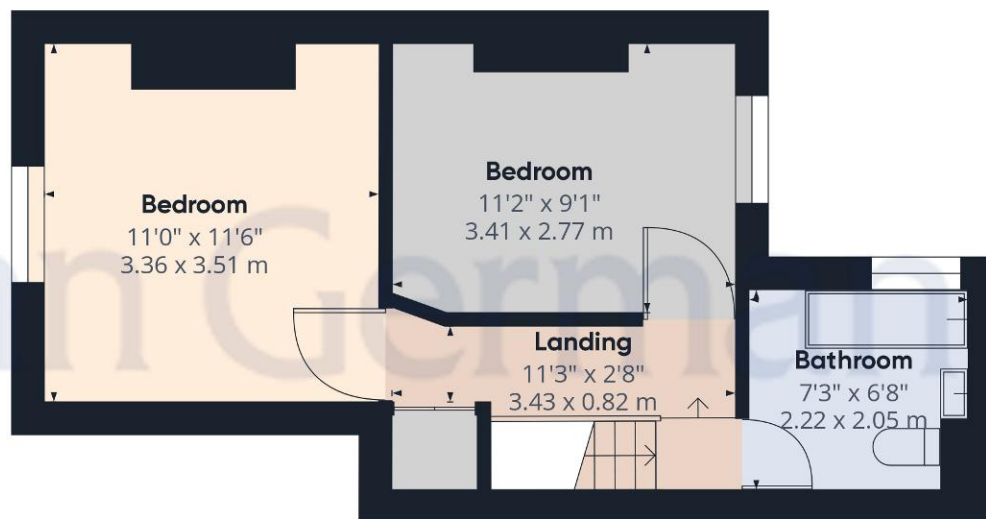
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band A







Ground Floor



Floor 1

Approximate total area⁽¹⁾
822.46 ft²
76.41 m²

Excluding balconies and terraces

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



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	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

Ashbourne | Ashby de la Zouch | Barton under Needwood
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JohnGerman.co.uk Sales and Lettings Agent



