

Castle View

Hatton, Derby, DE65 5QL



This well presented 3 bedroom detached bungalow is the ideal property to downsize to. Jam packed full of features including spacious rooms, easy care rear garden and off-street parking. The property is well located in the desirable village of Hatton and is near the train station, local shops and pubs.

£250,000

John German 

As approach the property you will see the large driveway with enough room for multiple cars, this also leads to the rear gardens which have a large shed, paved patio, lawn and garden beds. The rear gardens are flat which is ideal for a retiree.

Through the front door you will find the kitchen on the right hand side, the kitchen is well appointed with both under counter and overhead cupboards, free standing oven/hob and ample work space.

To the left is the first secondary bedroom, this would make an ideal home office, through the corridor you come to the large open plan living/dining area – this area benefits from laminate flooring, neutral décor, bay window and a fireplace.

The master bedroom is a generous size and benefits from neutral décor and laminate flooring, the third bedroom is located at the rear of the home and again has neutral décor and laminate flooring, the rear gardens are accessed from this room through double doors

The bathroom has been converted into a wet room complete with a walk in shower, vanity sink with storage and WC.

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

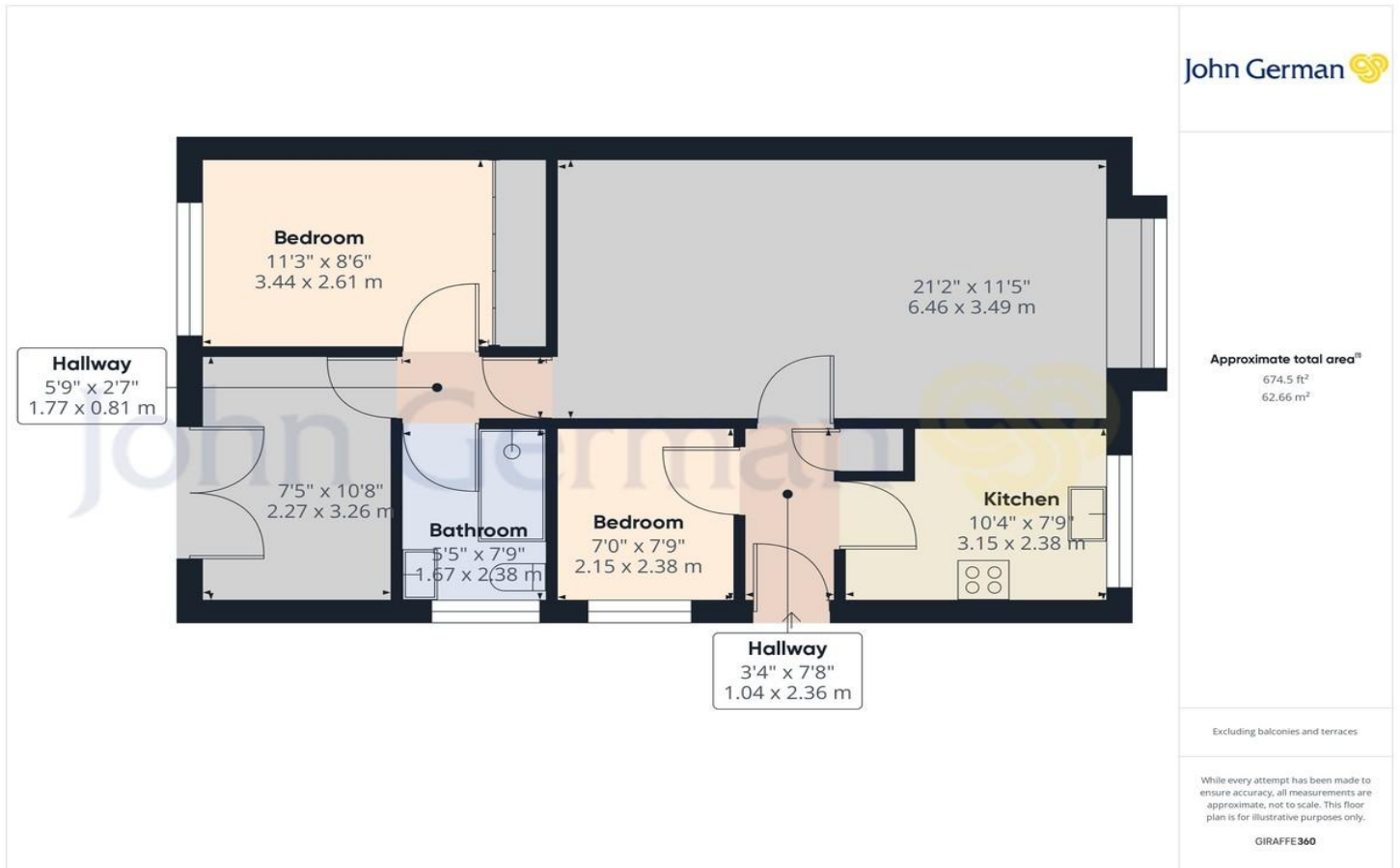
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

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

Our Ref: JGA18122023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 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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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.

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