

Scropton Road
Hatton, Derby, DE65 5DS



This well presented 3 bedroom semi detached home is ready for its new owners. Jam packed full of features including off road parking, secure rear garden & deluxe master suite this property is the perfect first home or ideal investment. Located in close proximity to local schools, shops and train station it has something for everyone.

£220,000



John German

As you approach the home you will see a driveway to left for multiple cars. As you enter into entrance way you will find the large lounge room to the right hand side. This room features neutral décor, carpets and a lovely bay window with great natural light.

This room has access to the open plan kitchen/dining room. The kitchen benefits from overhead and undercounter cupboards as well as a range of in built appliances including fridge/freezer, gas hob, electric oven and extractor. The dining space is an extension of the kitchen making it the ideal place to entertain, both have neutral décor and laminate flooring.

The rear garden is accessed from the dining area and features a large paved patio area and lawn. There is also a conveniently located downstairs WC cloakroom next to the front entrance.

The stairs are in the main lounge area. The first floor consists of a master suite, two secondary bedrooms and family bathroom.

The family bathroom features a sink, WC and bath, the second bedroom is very generous and features neutral décor and carpets and easily holds a double bed. The third bedroom is currently used as an office, however it would also make a fantastic children's room.

The master suite is a generous size and features its own ensuite consisting of a shower, sink and WC, again having neutral décor and carpets.

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

Property construction: Brick

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA20022024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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