

Yew Tree Road

Derby, DE65 5EX



Perfect for busy families with great access to local amenities and transport links and offering spacious accommodation including a large modern dining kitchen, very generous double aspect lounge and three double bedrooms so no fighting over the best room. The garden is private and easy maintenance.

£250,000

John German

Hatton is an excellent location for families boasting a number local shops with a greater range to be found in nearby Tutbury and Hilton. There are a variety of options for schools within the local area, Heath Fields Primary School lies within the village and Hilton Primary School and Wakefield C of E Primary Academy are nearby. In addition, is John Port Spencer Academy, which welcomes students between the ages of 11 and 18.

Linked by the A511 Burton upon Trent is just 5 miles north, 10 miles south-west of Derby and 24 miles south-east of Stoke-on-Trent via the A50.

The property is accessed via a recently replaced composite entrance door leading into an entrance lobby which leads on to the main living accommodation and into a useful ground floor WC comprising low flush WC and hand wash basin, laminate flooring, chrome heated towel rail, uPVC double glazed window to the side, tiled floor and wall mounted combination boiler.

The main living room was formally intended to be a lounge diner and has a double aspect with a uPVC double glazed window to the front and matching French doors with full height side panels which open out onto the rear patio, laminate flooring and two central heating radiators.

An internal door leads into an inner hallway with stairs rising to the first floor with understairs storage, central heating radiator, courtesy door to the garage and a door leading onto the dining kitchen.

Having been extended to form a lovely spacious dining kitchen fitted with a range of cream shaker style base and eye level units with wood effect roll edge worktops, an inset one and half bowl stainless steel sink unit with mixer tap, tiled splashbacks, built-in oven and gas hob with extractor hood over, space for appliances, uPVC double glazed windows to rear and side elevations with a matching entrance door opening out onto the rear patio, ceiling spot lighting, central heating radiator and laminate flooring.

On the first floor stairs lead to the landing with fitted carpets running through to three excellent sized bedrooms with uPVC double glazed windows and central heating radiators.

The family bathroom completes the internal accommodation and is fitted with a full four piece suite comprising low flush WC, pedestal wash basin, corner bath and a separate shower enclosure, ceramic tiled splashbacks, uPVC double glazed window to the rear, tiled floor and chrome heated towel rail.

Outside to the front of the property a double width tarmaced driveway provides off road parking as well as access to the integral garage with power and lighting connected, up and over vehicular door and courtesy door to into the house.

To the rear is a good sized low maintenance paved garden which is lovely and private as it is not overlooked as it backs on to gardens at the rear.

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

Property construction: Brick. **Parking:** Drive & garage.

Electricity supply: Mains. **Water supply:** Mains.

Sewerage: Mains. **Heating:** Mains.

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

Broadband type: 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 C

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

Our Ref: JGA/05042024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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