

Birch Grove

Hatton, Derby, DE65 5EG



Enjoying as delightful cul de sac location and set on a superb plot this semi detached home has a spacious lounge/diner, fitted utility, three bedrooms, family bathroom, garage, drive and gardens.

NO UPWARD CHAIN

£176,950

John German

John German are delighted to offer for sale this impressive three bedroom semi detached house in the popular Derbyshire village of Hatton, ideal for those commuting to Derby, Burton-on-Trent and Uttoxeter. The property is well presented throughout and enjoys a fantastic position on the cul-de-sac, offered to the market with the advantage of no upward chain.

Accommodation

A front entrance door opens into the porch which in turn opens into the reception hall. On your left a door opens into a generously sized lounge/dining room with a focal point fireplace, a large picture window overlooking the front and patio doors from the dining area open out to the rear garden. From the dining area a door opens into the kitchen fitted with a range of base and eye level units with work surfaces over, space for appliances and a useful under stairs storage cupboard. A door leads to a useful utility room with further appliance space, window and door to the rear garden plus a useful internal door to the garage.

On the first floor landing is a useful storage/airing cupboard and doors leading to the three bedrooms, two of which are double, and the family bathroom fitted with a blue three-piece suite.

Outside

To the rear is a paved terrace, shaped lawn and attractive gravelled and planted borders.

To the front is a lawned garden with mature tree and driveway providing off road parking leading to the garage with an up and over entrance door.

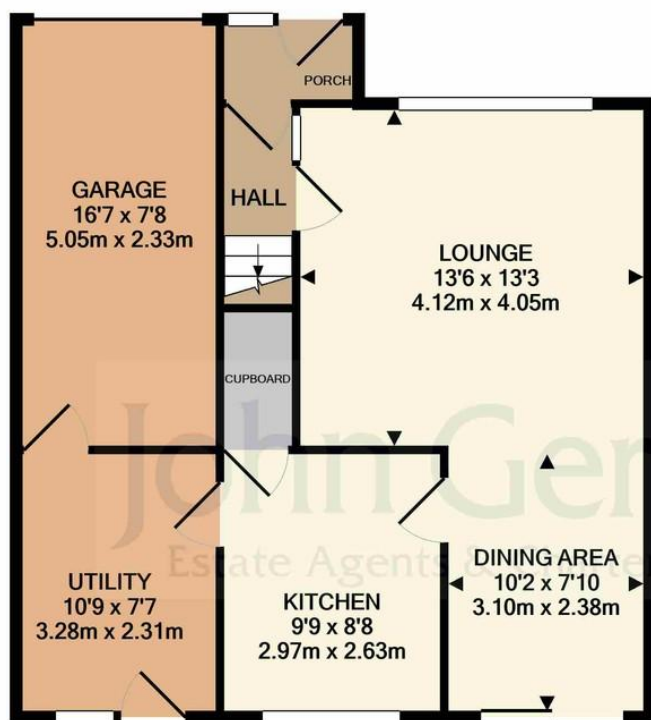
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

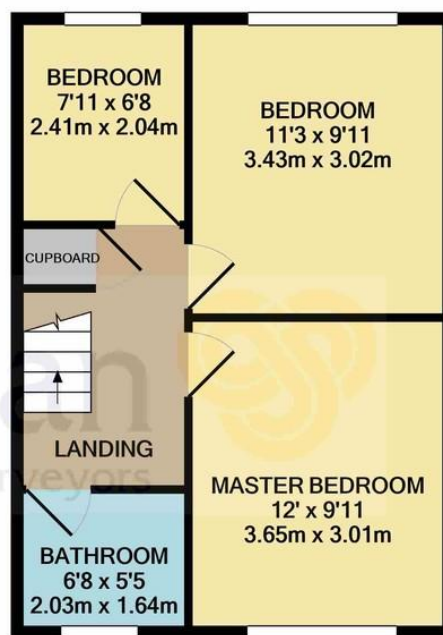
Useful Websites: www.environment-agency.co.uk
www.southderbyshire.gov.uk

Our Ref: JGA/19012021

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



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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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.

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