

8 Hanbury Avenue, Hatton, Derby, DE65 5HG

Price £205,000

Freehold



- Stylish Modern Townhouse
- Superbly Presented Throughout
- Double Glazing & Gas Central Heating
- Entrance Hall & Dining Kitchen
- Spacious Lounge
- Two First Floor Bedrooms & Bathroom
- Impressive, Low Maintenance Rear Garden
- Two Separate Driveways
- Highly Convenient Village Location
- Viewing Recommended





Summary

A superbly presented and greatly enhanced, modern, two bedroom, midtown house occupying a quiet cul-de-sac location in popular Hatton.

The property has been greatly improved by the current vendor and is double glazed and gas central heated with entrance hall, dining kitchen, lounge, two first floor bedrooms and a well-appointed bathroom.

There is a stylish, low maintenance rear garden with shed and the property benefits from two separate driveways.

F&C

The Location

Hatton is a popular village noted for a good range of amenities primarily running along the main street as well as primary school, care home and river side walks. A further range of amenities are available in neighbouring Tutbury with a charming high street, attractive period architecture and famous castle. Hatton is convenient for the A50 and A38.

Accommodation

Ground Floor

Entrance Hall

6'2" x 4'3" (1.90 x 1.31)

A stylish composite entrance door provides access to hallway with central heating radiator, staircase to first floor and Karndean flooring.



Dining Kitchen

14'11" x 8'11" (4.56 x 2.73)



Dining Area

A spacious area with period style central heating radiator, continuation of Karndean flooring and understairs storage cupboard (housing the fridge freezer).



Kitchen Area

Comprising wood block effect preparation surfaces with matching upstands, inset sink unit with flexible mixer tap, stylish gloss finish fitted base cupboards and drawers, complementary wall mounted cupboards, four plate hob with extractor hood over and built-in oven beneath, appliance space suitable for washing machine, continuation of Karndean flooring and double glazed window to front.



Good Sized Lounge

13'0" x 12'3" (3.97 x 3.74)

With stylish chimney breast incorporating fire with timber display mantel, central heating radiator and double glazed sliding patio door to garden.



First Floor Landing

6'6" x 6'3" (2.00 x 1.92)

Having a feature balustrade.

Bedroom One

12'4" x 10'5" (3.76 x 3.18)

With central heating radiator and two double glazed windows to rear.



Bedroom Two

12'2" x 10'8" (3.72 x 3.26)

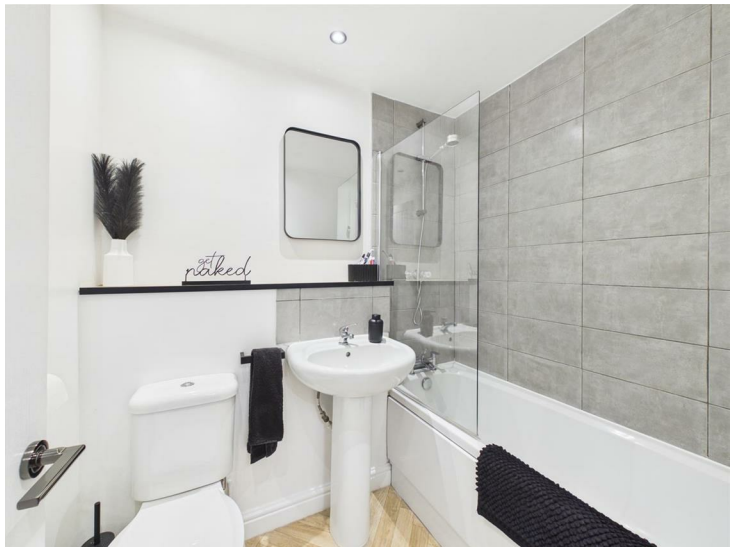
Having a central heating radiator, useful storage cupboard and double glazed window to front.



Bathroom

6'6" x 5'6" (1.99 x 1.70)

Appointed with a white suite comprising low flush WC, pedestal wash handbasin, panelled bath with shower over, chrome towel radiator, recessed ceiling spotlighting and extractor fan.



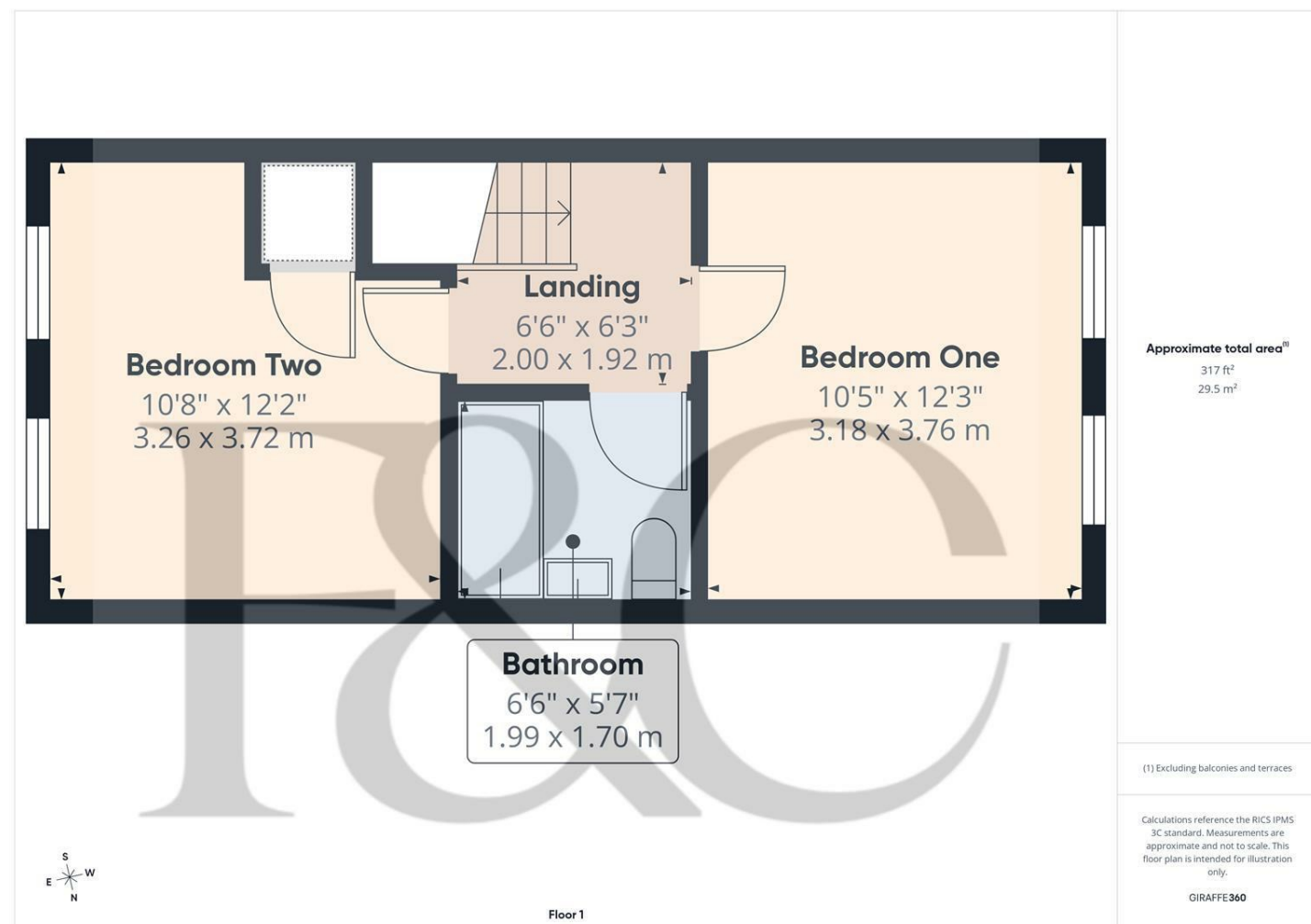
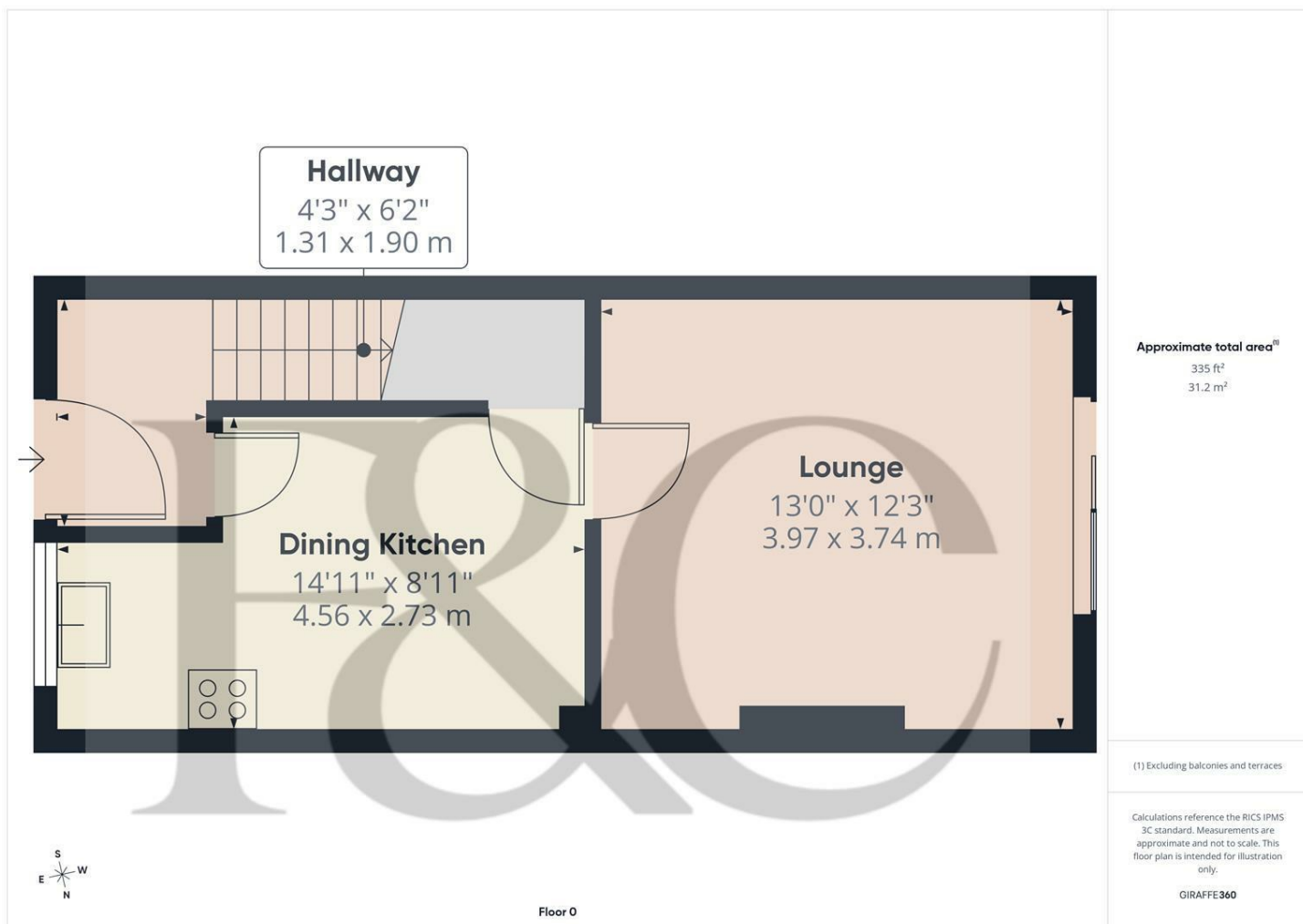
Outside

The property is set back behind a tarmacadem driveway with wood edged, slate chipping borders. Please note, we would point out that there is a second driveway a few spaces along from the property.

To the rear of the property is a stylish, enclosed garden with patio area, artificial lawn, wood edged borders and a pathway leading to a timber shed (with power). There is also gated access to the rear.









Duffield Office
Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

01332 843390
duffield@fletcherandcompany.co.uk

Derby Office
15 Melbourne Court
Millennium Way
Pride Park
Derby
DE24 8LZ

01332 300558
derby@fletcherandcompany.co.uk

Willington Office
3 The Boardwalk
Mercia Marina
Findern Lane
Willington
Derbyshire
DE65 6DW

01283 241500
willington@fletcherandcompany.co.uk

Nottingham Office
2 Broadway
The Birkin Building
Lace Market
Nottingham
NG1 1PS

01158 222244
nottingham@fletcherandcompany.co.uk

8 Hanbury Avenue
Hatton
Derby
DE65 5HG

Council Tax Band: B
Tenure: Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	