



35 Castle View, Hatton, Derby, DE65 5QL

£260,000

Three-bedroom detached bungalow in Hatton with picturesque views, attractive gardens, ample parking, and scope for modernisation. Ideal for downsizers!

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Summary Description

Nestled in a quiet cul de sac in the charming village of Hatton, this three-bedroom detached bungalow offers a wonderful opportunity for those looking to downsize and create their perfect home. Boasting picturesque views to the rear, this property requires a degree of updating but holds immense potential for personalisation and modernisation.

Upon entering, you are greeted by a welcoming entrance hall with ceramic tiled flooring and a useful airing cupboard housing the hot water cylinder. The kitchen, located at the front of the property, features fitted wall and floor units, tiled splashbacks, and under-counter space for appliances. The spacious lounge/diner benefits from a large bow window, brick fireplace with an inset living flame gas fire, and ample room for relaxation and dining. The bungalow comprises three well-proportioned bedrooms, with the second bedroom enjoying French doors leading to the rear garden. The wet room offers a low flush WC, electric shower, and a wall-mounted wash hand basin, with a heated towel rail for added comfort.

Externally, the property enjoys a generous lawn to the front, with car parking for at least two vehicles provided by the tarmac driveway. The enclosed rear garden has been attractively landscaped with a mix of paved patio, lawn, and decorative gravel borders, making it the perfect spot for outdoor entertaining and pottering in the potting shed.

Hatton is a delightful Derbyshire village, offering easy access to local amenities, schools, and public transport links. With excellent connections to the A50 and nearby towns such as Burton-upon-Trent and Derby, this location strikes a perfect balance between countryside tranquility and everyday convenience.

Entrance Hall

Ceramic tiled flooring, side aspect part decorative obscure glazed upvc main entrance door, radiator, telephone point, airing cupboard with hot water cylinder.

Kitchen

7'9" x 7'11" (2.38 x 2.43)



Ceramic tiled flooring, front aspect upvc double glazed window, fitted wall and floor units with stone effect roll edge worktops and tiled splashbacks, inset stainless steel sink with and chrome mixer tap, under counter space and plumbing for appliances, wall mounted Ideal gas boiler.

Lounge/Diner

21'3" x 11'6" (6.49 x 3.52)



Carpeted, front aspect upvc double glazed bow window, brick fireplace with inset living flame gas fire, radiator, tv and telephone points.

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Bedroom One

13'8" x 8'8" (4.17 x 2.65)



Rear aspect upvc double glazed window, radiator.

Bedroom Three

6'10" x 7'11" (2.1 x 2.43)



Carpeted, side aspect upvc double glazed window, radiator.

Bedroom Two

7'6" x 10'9" (2.3 x 3.3)



Rear aspect upvc double glazed French doors to garden, radiator, tv point.

Wet Room

5'6" x 7'10" (1.68 x 2.41)



Side aspect obscure upvc double glazed window, low flush wc, electric shower, wall mounted wash hand basin with chrome hot and cold taps, chrome heated towel rail.

Inner Hall

Carpeted, access to roof space.

OUTSIDE

Frontage and Driveway



To the front you will find a generous lawn with tree and some herbaceous planting. Car parking is provided by the tarmacadam driveway which has adequate parking for at least two cars parked in tandem.

Rear Garden



An enclosed garden which has been attractively landscaped to provide a mixture of paved patio, lawn and decorative gravel border. Potting shed.

Material Information

Verified Material Information

Council tax band: C
Tenure: Freehold
Property type: Bungalow
Property construction: Standard form
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No

Water supply: Mains water supply
Sewerage: Mains
Heating: Central heating
Heating features: Double glazing and gas fire
Broadband: FTTC (Fibre to the Premises)
Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Good
Parking: Driveway, Private, and Off Street
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: Yes
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: Level access shower
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: Survey Instructed

For additional material information, please follow the link:
<https://moverly.com/sale/PqjGjuwESDjgaatou1gfr/view>

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or offer any legal advice regarding any aspect of the property and any buyer should consult their own legal representative on any such matters.

Buying to Let?

Guide achievable rent price: £800 pcm

The above as an indication of the likely rent price you could achieve in current market conditions for a property of this type, presented in good condition. Scofield Stone offers a full lettings and property management service, so please ask if you would like more information about the potential this property has as a 'Buy to Let' investment.

Location / what3words

what3words ///dignify.political.sublime

ID Checks for buyers

To keep the buying process safe and secure, we carry out ID checks

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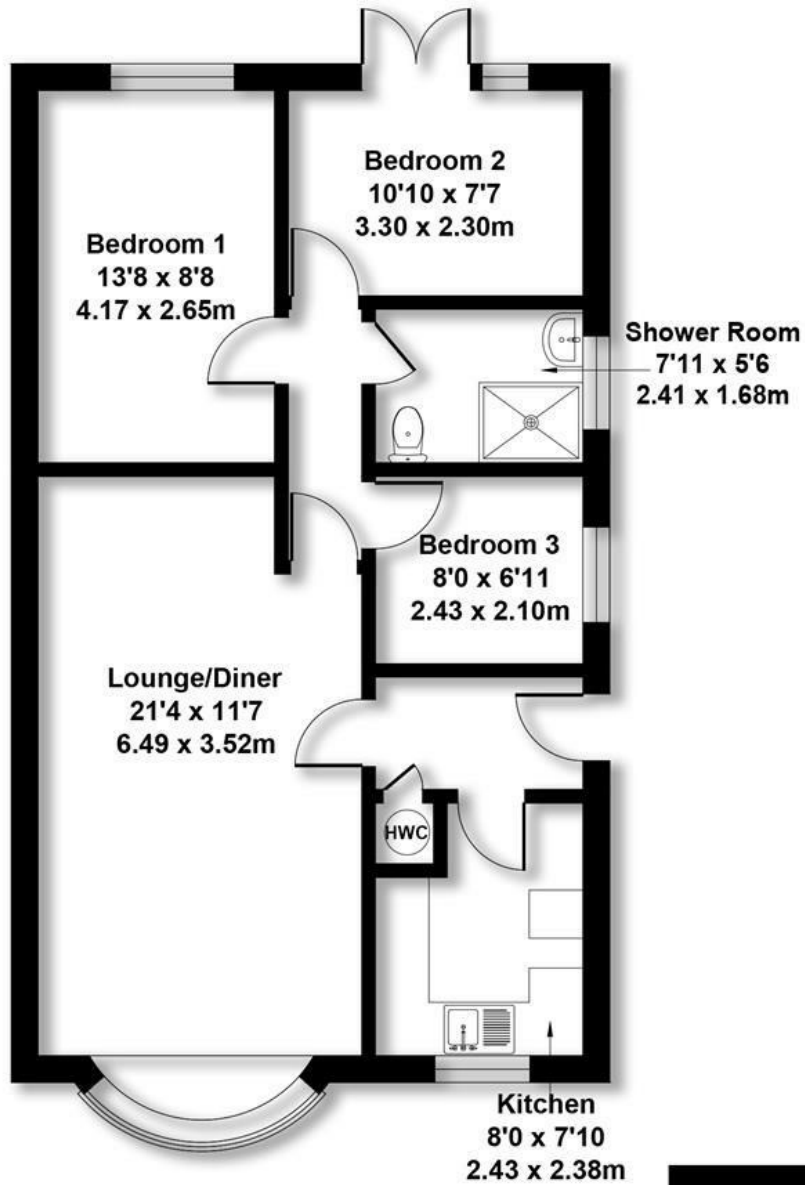
on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small charge of £25 per person to cover the cost of these checks.



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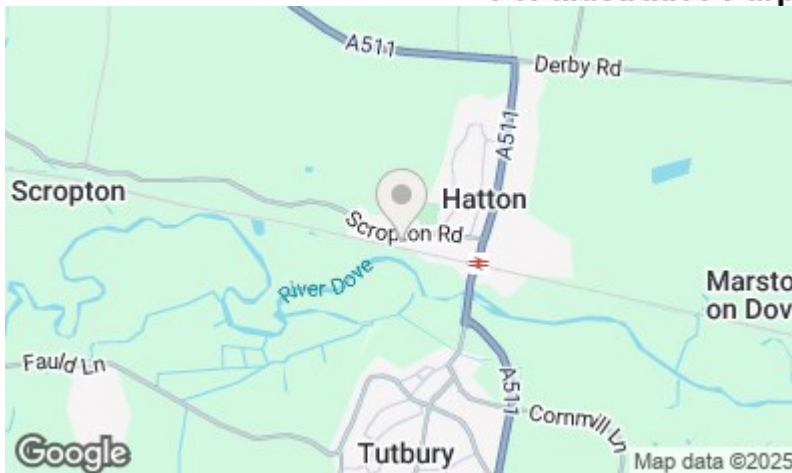
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Approximate Gross Internal Area
721 sq ft - 67 sq m



SCOFFIELD
STONE
ESTATE AGENTS

Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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