



17 The Shie'ling, Hatton, Derby, DE65 5QF

£165,000

This charming two-bedroom terraced house, located in a peaceful cul-de-sac with excellent transport links and amenities, offers a well-sized reception room, open-plan kitchen with garden access, double bedrooms with built-in wardrobes, a recently refitted bathroom, driveway parking, and a private garden, making it an ideal opportunity for first-time buyers, couples, or downsizers seeking convenience and tranquility.

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Summary Description

A charming two-bedroom terraced house in good condition, ideally located with excellent public transport links, nearby schools, local amenities and green spaces. This property is situated in a peaceful cul de sac and offers tranquil countryside views, creating a perfect oasis for a variety of buyers.

This property offers a well-sized reception room, providing a comfortable lounge area for relaxing. The open-plan kitchen is a real feature of this home, providing ample dining space and direct access to the garden, perfect for entertaining or family meals. The kitchen is presented in good condition and is ready for immediate use.

The property boasts two double bedrooms, both equipped with built-in wardrobes. The first bedroom benefits from serene countryside views, elevating the sense of tranquility within the room. The bathroom has been recently refitted, further enhancing the overall appeal of the property.

One of the unique features of this property is parking for one vehicle on the gravel driveway and two additional dedicated off-road parking spaces. There's also an enclosed private garden, perfect for enjoying outdoor living.

This home is an excellent opportunity for first-time buyers, couples, or those looking to downsize. With its ideal location near parks, walking and cycling routes, and the added benefit of being in close proximity to local amenities, this property offers a perfect blend of convenience and tranquility.

In conclusion, this two-bedroom terraced house presents an excellent opportunity for those seeking a well-located, comfortable, and well-maintained property with unique features and ample living space.

Entrance to:-

Lounge

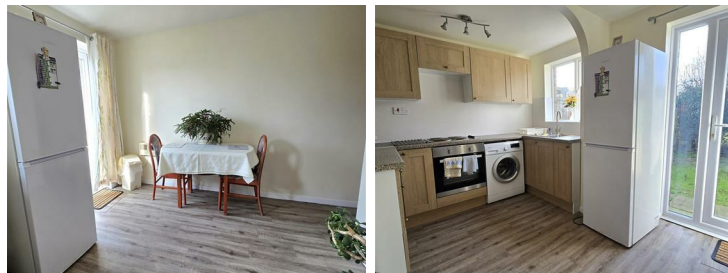
12'7" x 12'7" (3.85 x 3.86)



Having wood effect flooring and neutral decor with front aspect upvc double glazed window, part obscure glazed composite main entrance door, night storage radiator, tv and telephone points.

Kitchen/Diner

8'11" x 12'6" (2.74 x 3.82)



Having wood effect flooring and neutral decor with rear aspect upvc double glazed window, upvc double glazed door to rear garden, fitted wall and floor units to shaker style in wood effect with stone effect roll edge worktop and tiled splashbacks, inset stainless steel sink with drainer, vegetable preparation and mixer tap, integrated electric oven with electric hob over, under space and plumbing for appliance, wall mounted fan heater.

Stairs/Landing

Carpeted and neutrally decorated.

Bedroom One

9'3" x 12'8" (2.83 x 3.88)



Carpeted and neutrally decorated with rear aspect upvc double glazed window, built-in wardrobe, night storage radiator.

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Bedroom Two

7'3" x 12'9" (2.23 x 3.9)



Carpeted and neutrally decorated with front aspect upvc double glazed window, built-in wardrobe, night storage radiator.

Bathroom



A recently refitted bathroom having wood effect wood effect flooring and neutral decor with inset lights to ceiling, tiled splashbacks, low flush wc, wash hand basin with chrome monobloc tap to vanity cupboard, stylish bathtub with chrome mixer tap and electric shower over, over stairs airing cupboard with hot water cylinder, access to roof space.

OUTSIDE

Frontage and Driveway

There is parking for one vehicle on the gravel driveway and two additional dedicated off-road parking spaces. A pathway extends from the driveway, running alongside the front lawn and leading to the main entrance of the property.

Rear Garden



To the rear you will find a modest, enclosed and private garden with some paved patio, lawn and planting borders. The garden benefits from views over farmland to the rear.

Material Information

Verified Material Information

Council tax band: B
Council tax annual charge: £1633.02 a year (£136.09 a month)
Tenure: Freehold
Property type: House
Property construction: Standard form
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Room heaters only
Heating features: Double glazing and Night storage
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good
Parking: Driveway and Allocated
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: None
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: Survey Instructed

For additional material information, please see the link:
<https://moverly.com/sale/EAQ9BfNWUs1m5ksLG7F381/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. Scoffield 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 ///distracts.rafters.touched

ID Checks for buyers

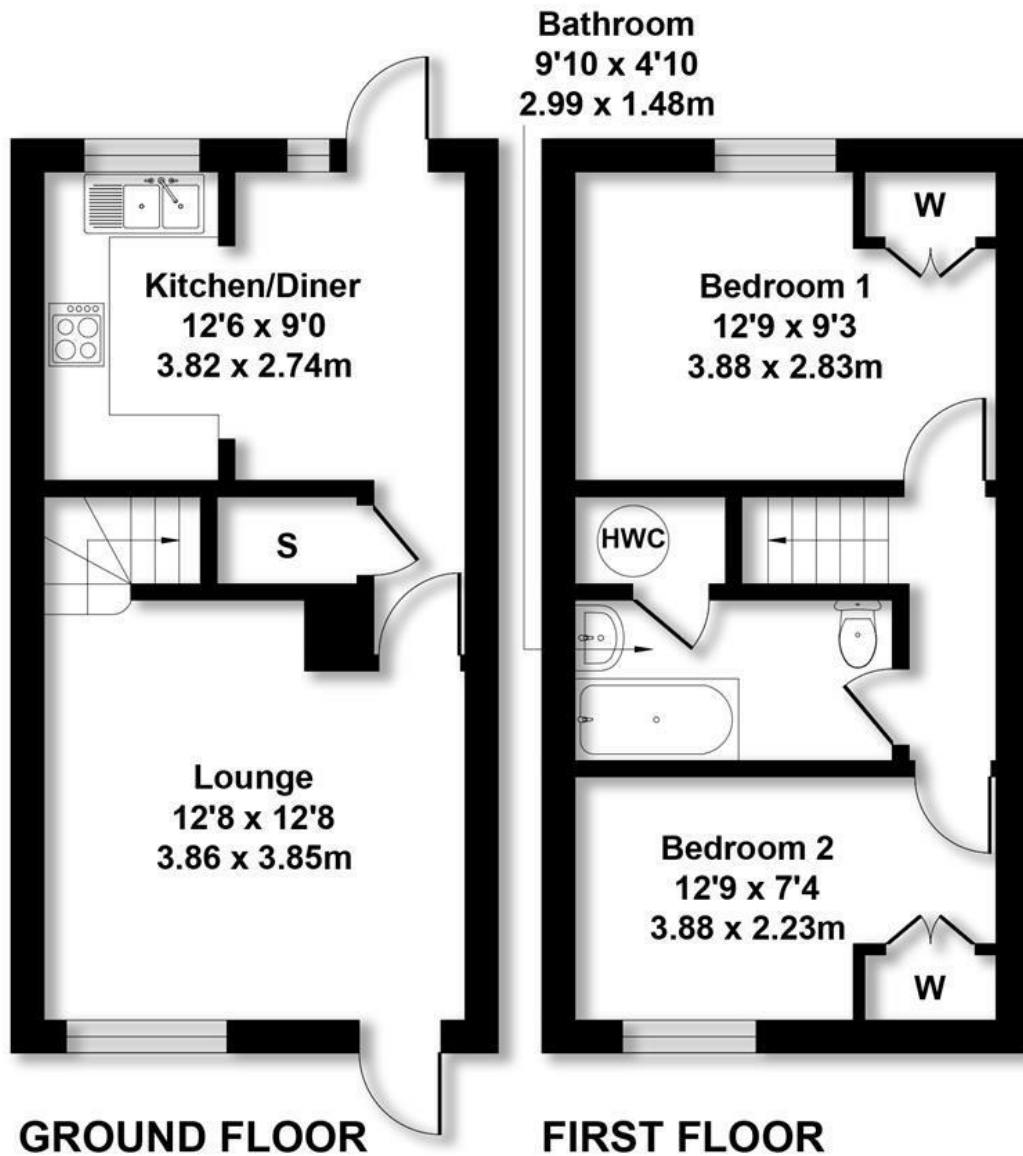
To keep the buying process safe and secure, we carry out ID checks on all buyers. This is a legal requirement that helps protect everyone involved in the sale and ensures a smooth transaction. There is a small charge of £25 per person to cover the cost of these checks.



Sales: 01283 777100
Lettings: 01332 511000
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17 The Shieling

Approximate Gross Internal Area
646 sq ft - 60 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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	89 66
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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