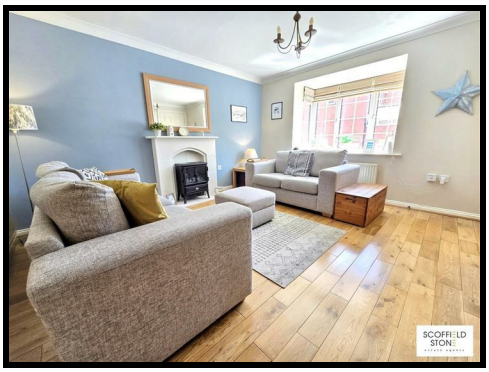
SCOFFIELD STONE
estate agents







**16 Rogers Court, Hatton, Derby, DE65 5JU**

**£240,000**

Situated at the end of a quiet cul de sac in popular Hatton, this well presented three bedroom semi detached home offers an open plan kitchen diner, conservatory, driveway parking, enclosed low maintenance garden, guest cloakroom, and excellent transport links, making it ideal for modern family living.

Sales: 01283 777100
Lettings: 01332 511000
**www.scoffieldstone.co.uk**

# 16 Rogers Court, Hatton, Derby, DE65 5JU

## Summary Description

Occupying an enviable end of cul de sac position within the popular village of Hatton, this well presented three bedroom semi detached home offers approximately 71 square metres (767 square feet) of thoughtfully arranged accommodation, making it an excellent choice for first time buyers, young families, or those looking to downsize. With driveway parking, an enclosed low maintenance garden, and a versatile conservatory, the property combines practical living with comfortable modern spaces.

The accommodation begins with a welcoming entrance hall and convenient ground floor cloakroom. To the front, the bright lounge enjoys a feature bay window and attractive fireplace, creating a warm and inviting living space. To the rear, the open plan kitchen and dining area provides an ideal setting for everyday family life and entertaining, flowing seamlessly into the conservatory, which offers valuable additional living space overlooking the garden. Upstairs are three well proportioned bedrooms, including two comfortable doubles, together with a well appointed family bathroom. Outside, the enclosed rear garden has been designed for ease of maintenance, featuring a patio, artificial lawn, established planting, a garden shed, and gated side access, while two allocated parking spaces are positioned directly in front of the property.

Hatton continues to be one of South Derbyshire's most sought after villages, offering a range of local amenities including shops, pubs, a primary school, and everyday conveniences. Excellent transport connections include Hatton railway station with services towards Derby and Stoke on Trent, together with swift access to the A50, linking Derby, Burton upon Trent, Uttoxeter, and the wider Midlands road network. The surrounding countryside also provides excellent opportunities for walking and outdoor recreation, making this an ideal location for commuters and families alike.

## Entrance Hall

A welcoming entrance hall featuring contemporary wood effect LVT flooring, a part obscure glazed composite entrance door providing natural light while maintaining privacy, and a radiator for year round comfort.

## Guest Cloakroom/WC

Fitted with stylish wood effect LVT flooring, this convenient ground floor cloakroom includes a low flush WC, a wall mounted wash hand basin with chrome taps, tiled splashback, and an obscure UPVC double glazed side window.

## Lounge

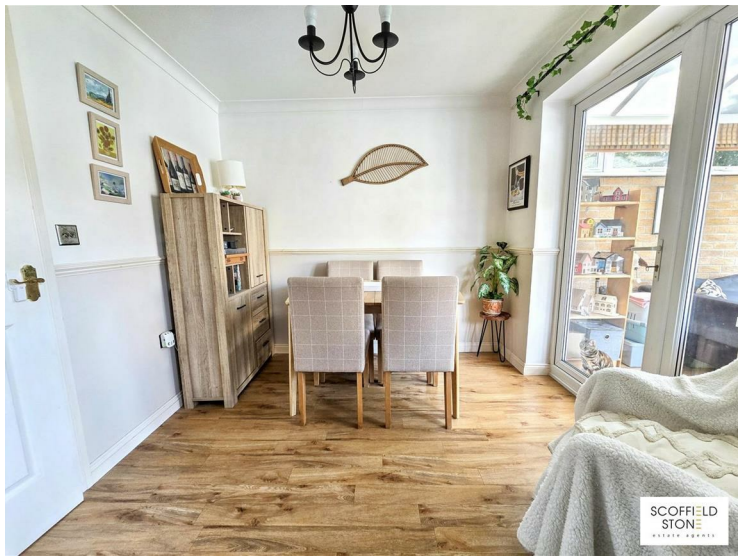
12'6 x 12'9 (3.81m x 3.89m)




A bright and inviting reception room centred around a charming stone effect fireplace with an electric stove, creating a cosy focal point. A large UPVC double glazed bay window fills the room with natural light, while wood flooring, TV and telephone points, and a radiator complete the space.

## Dining Room

8'2 x 8'4 (2.49m x 2.54m)




An ideal setting for family meals and entertaining, featuring wood effect LVT flooring, a radiator, and French doors opening directly into the conservatory, creating an easy flow between living spaces.

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## Kitchen
7'1 x 8'5 (2.16m x 2.57m)



Fitted with a range of modern gloss cream wall and base units complemented by wood effect work surfaces and tiled splashbacks. Features include a composite sink with chrome mixer tap, chimney style extractor hood, space and plumbing for appliances, a wall mounted gas combination boiler, and a rear facing UPVC double glazed window overlooking the garden.

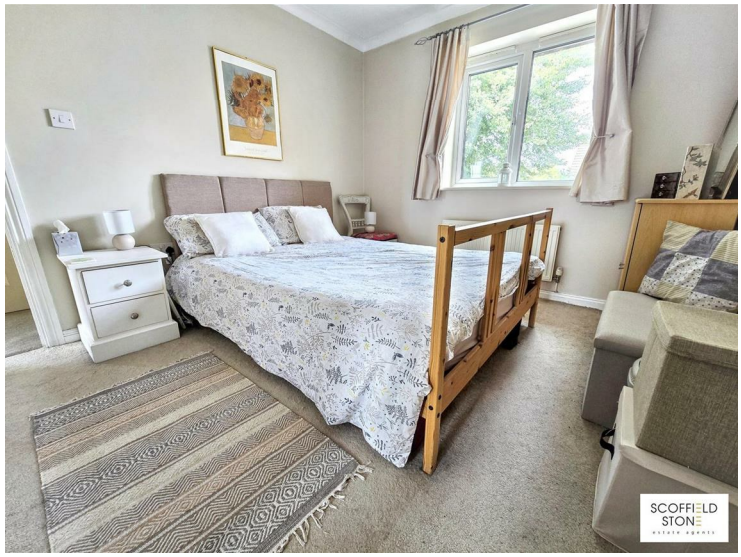
## Conservatory
7'9 x 8'6 (2.36m x 2.59m)



A versatile additional reception space with wood effect laminate flooring, UPVC double glazed windows, a translucent roof, and French doors opening onto the rear garden, making it an excellent spot to relax or entertain throughout the year.

## Stairs and Landing
Carpeted staircase and landing with an obscure UPVC double glazed side window, airing cupboard, and loft access.

## Bedroom One
8'11 x 11'10 (2.72m x 3.61m)



A comfortable double bedroom overlooking the rear garden, complete with fitted carpet, a UPVC double glazed window, and radiator.

## Bedroom Two
7'8 x 9'11 (2.34m x 3.02m)



A well proportioned bedroom featuring fitted carpet, a front facing UPVC double glazed window, and radiator.

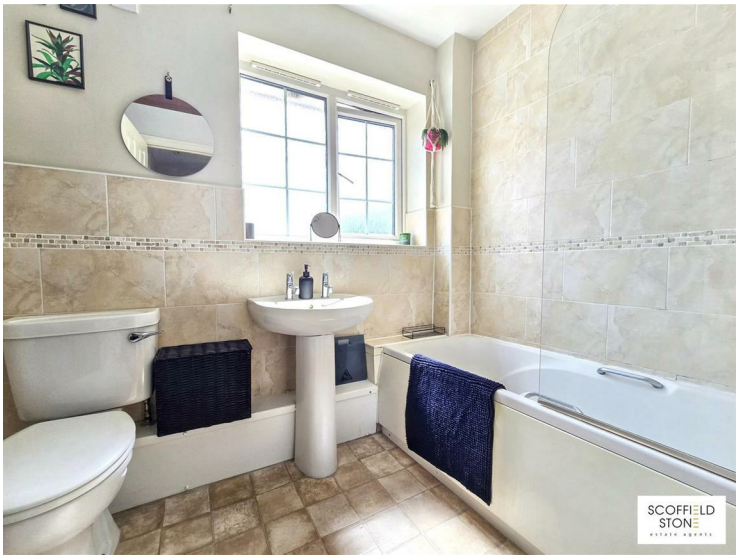
# 16 Rogers Court, Hatton, Derby, DE65 5JU

## Bedroom Three
6'7 x 8'1 (2.01m x 2.46m)




A versatile third bedroom overlooking the rear garden, ideal as a child's bedroom, guest room, or home office, with fitted carpet, a UPVC double glazed window, and radiator.

## Bathroom
8'0 x 5'9 (2.44m x 1.75m)




Appointed with ceramic tile effect flooring and complemented by tiled splashbacks. The suite comprises a panelled bath with chrome mixer tap and shower attachment, pedestal wash hand basin, low flush WC, heated towel rail, and an obscure UPVC double glazed window providing natural light.

## Outside

### Frontage and Driveway
The property benefits from two allocated parking spaces positioned directly in front of the home. A decorative gravelled frontage creates an attractive and welcoming approach to the main entrance.

## Rear Garden





The enclosed rear garden has been designed for low maintenance and enjoys a patio seating area, artificial lawn, established herbaceous planting, a garden shed, outside cold water tap, and gated side access leading to the front of the property.

## Material Information
Verified Material Information

Costs and tenure
Tenure: Freehold
Council tax band: C
EPC rating: C

The building
End-terrace house, standard brick and block construction
3 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: Ramped access
Loft: insulated and unboarded, accessed by A hatch on the landing.
Outside areas: Rear garden

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three great, EE good
Parking: Allocated
Not in a controlled parking zone
No disabled parking available

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Long-term flood risk: yes — River and sea flooding risk: Low; Surface water flooding risk: Very Low; Reservoir flooding risk: At risk; Groundwater flooding risk: Unlikely
Onward chain: no

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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.

Follow the link for the full report:
https://moverly.com/sale/TLYyDz1BqbEhBZNZgLov1b/view

## Buying to Let?

Guide achievable rent price: £1100pcm

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

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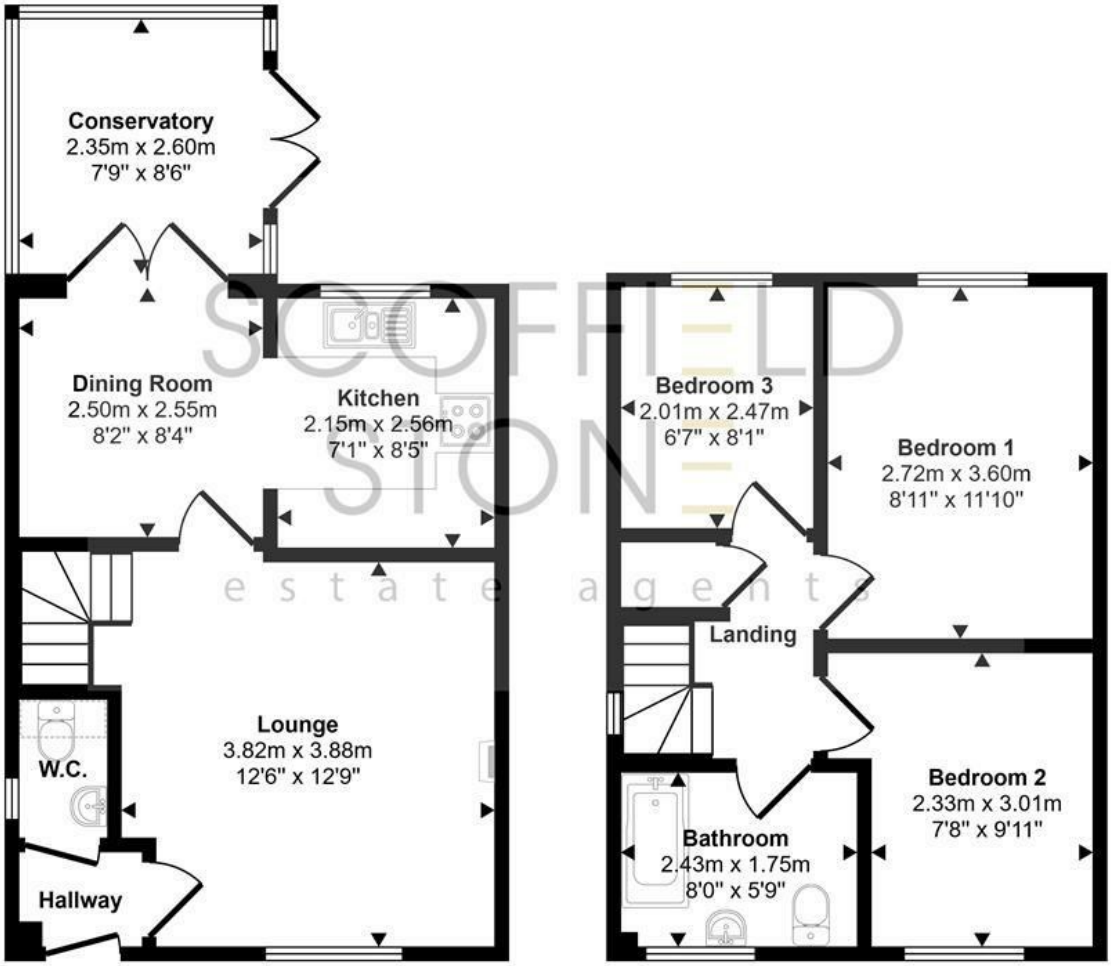
## Disclaimer

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.

## 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 non-refundable charge of £25 per person to cover the cost of these checks.

**Approx Gross Internal Area**
**71 sq m / 767 sq ft**



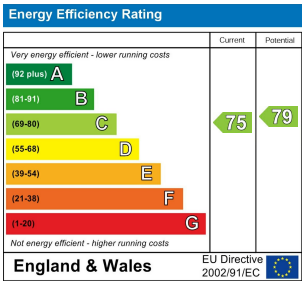

## Ground Floor
**Approx 38 sq m / 412 sq ft**

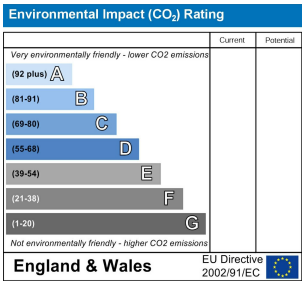
## First Floor
**Approx 33 sq m / 355 sq ft**

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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