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4 Sandringham Close, Hatton, Derby, DE65 5RQ

£355,000

A well presented four bedroom detached family home occupying a cul de sac position in the popular village of Hatton. Offering spacious accommodation across three floors, the property features a contemporary kitchen/diner, two en suite bedrooms, an enclosed landscaped garden, driveway parking and a detached single garage.

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

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Summary Description

Situated within a cul de sac in the popular village of Hatton, Derbyshire, this well presented four bedroom detached family home offers versatile accommodation arranged over three floors. With approximately 116 square metres (1,245 sq ft) of living space, the property combines modern interiors with a practical layout, making it an appealing choice for growing families. Offered for sale on a freehold basis, the property also benefits from driveway parking, a detached garage and an enclosed rear garden.

The ground floor comprises a welcoming entrance hall, comfortable lounge, guest cloakroom and a spacious open plan kitchen/diner. The contemporary kitchen features gloss white cabinetry, stone worktops and a range of integrated appliances, while French doors provide direct access to the landscaped rear garden. Across the upper floors are four bedrooms, including a generous second floor principal bedroom with fitted wardrobes and an en suite shower room. A further bedroom on the first floor also benefits from en suite facilities, with two additional bedrooms and a family bathroom completing the accommodation. Outside, the enclosed rear garden offers a pleasant combination of patio, lawn and established planting, complemented by tandem driveway parking and a detached single garage.

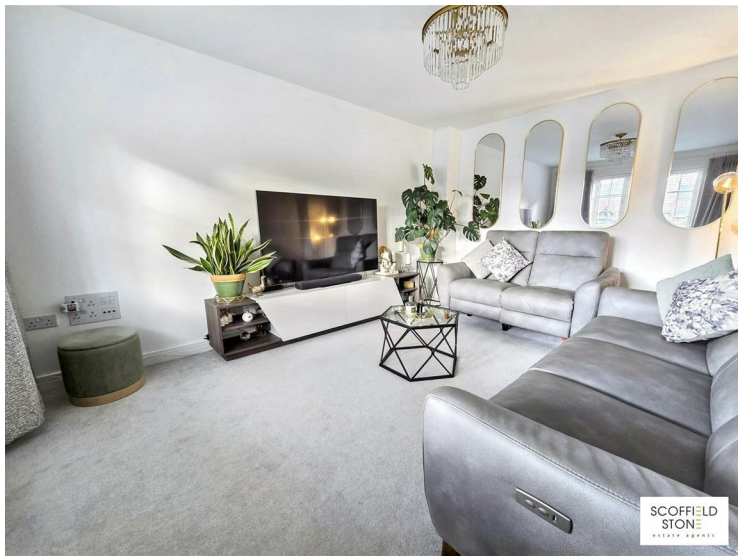
Hatton is a well established South Derbyshire village offering a range of everyday amenities, including local shops, schooling and recreational facilities. The nearby village of Tutbury provides additional shopping, dining and leisure opportunities, while the wider area benefits from access to Burton upon Trent and Derby. Tutbury and Hatton railway station offers rail connections, and the A50 and A38 provide convenient road links to the surrounding region, making this a practical location for families and commuters alike.

Entrance Hall

A welcoming entrance hall featuring ceramic tiled flooring and a composite front entrance door with an obscure glazed side panel, allowing natural light into the space. Further features include a useful understairs storage cupboard and radiator.

Lounge

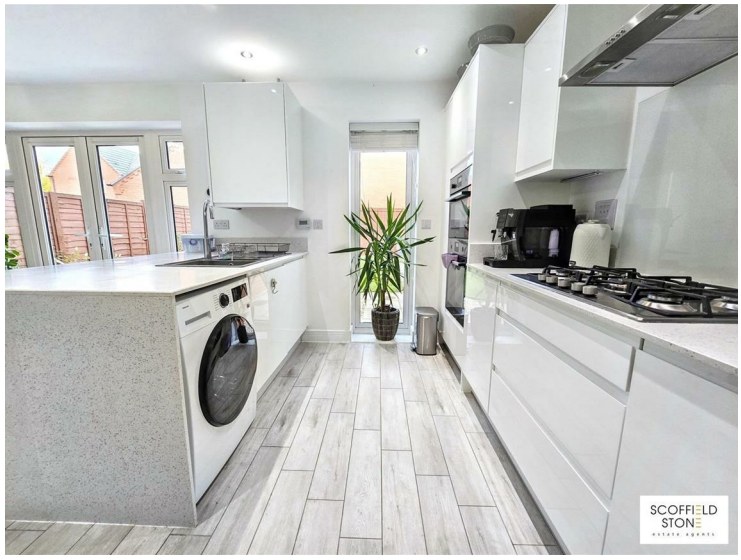
10'10 x 14'8 (3.30m x 4.47m)



A comfortable and inviting living room featuring carpeted flooring and a front facing UPVC double glazed window providing natural light. Additional features include a media socket and radiator.

Kitchen/Diner

19'7 x 11'0 (5.97m x 3.35m)



A spacious and well appointed kitchen and dining area, offering an attractive combination of contemporary styling and everyday practicality. The kitchen features a range of gloss white wall and base units complemented by stone worktops, with a glass splashback behind the hob. Integrated appliances include a double electric oven, 5 burner gas hob with chimney style extractor hood, fridge freezer and dishwasher. An inset composite sink incorporates a drainer, vegetable preparation bowl and chrome mixer tap, while additional space and plumbing are provided for a washing machine.

Ceramic tiled flooring extends throughout, with recessed ceiling lighting, a rear facing UPVC double glazed window and French

doors opening directly onto the garden, creating a pleasant connection between the indoor and outdoor spaces. Further features include a radiator and wall mounted gas boiler.

Guest Cloakroom/WC
A conveniently positioned ground floor cloakroom featuring ceramic tiled flooring, tiled splashbacks, a pedestal wash hand basin with chrome monobloc tap and low flush WC. A front facing obscure UPVC double glazed window provides natural light and privacy, with a radiator completing the room.

Stairs/Landing One
A carpeted staircase rises to the first floor landing, which benefits from a side facing UPVC double glazed window, radiator and airing cupboard housing the hot water cylinder.

Bedroom Two
10'2 x 9'7 (3.10m x 2.92m)



A well proportioned double bedroom featuring carpeted flooring, a rear facing UPVC double glazed window overlooking the garden and radiator. The room also benefits from access to its own en suite shower room.

En Suite Shower Room
6'7 x 5'0 (2.01m x 1.52m)
A practical en suite shower room featuring ceramic tiled flooring, recessed ceiling lighting and tiled splashbacks. Fitted with a shower enclosure incorporating a plumbed shower, wall mounted wash hand basin with chrome monobloc tap and low flush WC. Additional features include a radiator.

Bedroom Three
8'9 x 11'2 (2.67m x 3.40m)



A comfortable bedroom featuring carpeted flooring, a rear facing UPVC double glazed window providing natural light and radiator. Offering flexible accommodation, the room could also serve as a home office or study if required.

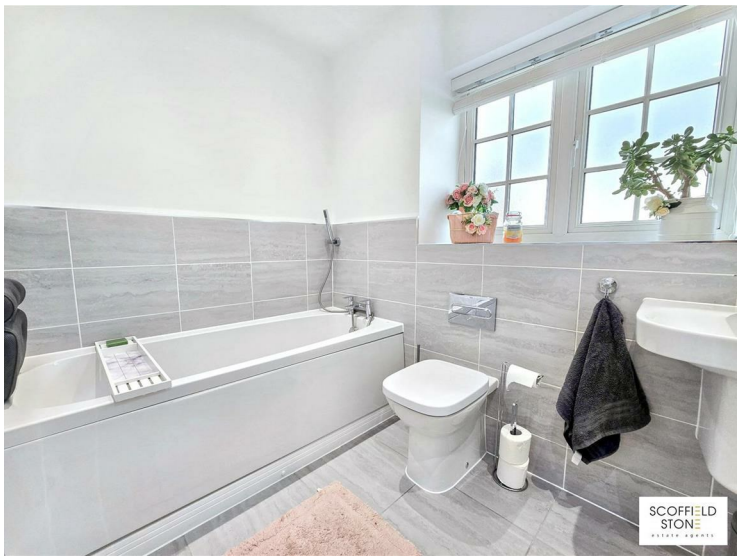
Bedroom Four
11'0 x 8'5 (3.35m x 2.57m)



A further bedroom featuring carpeted flooring, a front facing UPVC double glazed window and radiator. Suitable for use as a bedroom, nursery or dedicated home working space.

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Family Bathroom
7'11 x 5'10 (2.41m x 1.78m)



A well appointed family bathroom featuring ceramic tiled flooring, tiled splashbacks and recessed ceiling lighting. The suite comprises a bathtub with chrome mixer tap and shower attachment, wall mounted wash hand basin with chrome monobloc tap and low flush WC. A front facing obscure UPVC double glazed window provides natural light and privacy, while a chrome heated towel rail completes the room.

Stairs/Landing Two
A further carpeted staircase with traditional wooden spindles leads to the second floor landing. Benefiting from a side facing UPVC double glazed window, radiator and a particularly useful deep walk in storage cupboard.

Principal Bedroom
11'1 x 17'0 (3.38m x 5.18m)



Occupying the second floor, the principal bedroom offers a spacious and private retreat, with natural light provided by a front facing UPVC double glazed window and 2 rear facing, wooden framed Velux rooflights. The room features fitted wardrobes, carpeted flooring, radiator, television point and access to the roof space. A dedicated en suite shower room adds further convenience to this impressive bedroom.

En Suite Shower Room
7'10 x 7'7 (2.39m x 2.31m)
Serving the principal bedroom, this en suite features ceramic tiled flooring, tiled splashbacks and recessed ceiling lighting. The suite comprises a shower enclosure with plumbed shower, wall mounted wash hand basin with chrome monobloc tap and low flush WC. A wooden framed Velux rooflight provides natural light, with a radiator completing the room.

Outside

Frontage and Driveway
The property enjoys an attractive frontage with a small lawn, established herbaceous planting and a pathway leading to the main entrance. To the side, a tarmacadam driveway provides tandem parking for 2 vehicles and leads to the detached garage. An external electrical socket offers additional convenience.

Detached Garage
A single detached garage featuring a pitched roof and metal up and over door. Equipped with both lighting and power, the garage provides useful secure parking or additional storage space.

Rear Garden





The property benefits from an attractively landscaped, enclosed rear garden offering a good degree of privacy. Thoughtfully arranged to provide a combination of paved patio, lawn and established herbaceous planting, the garden offers an appealing setting for outdoor dining, entertaining or simply relaxing. An external cold water tap provides additional practicality.

Material Information
Verified Material Information

Costs and tenure
Tenure: Freehold
Council tax band: D
EPC rating: B

The building
Detached house, standard brick and block construction
4 bedrooms, 3 bathrooms, 1 reception
Accessibility adaptations: None
Loft: insulated and unboarded, accessed by Master bedroom top floor
Outside areas: Front garden and Rear garden

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating, installed 6th Jun 2022
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three great, EE good
Parking: Garage, Driveway, and On Street
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

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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/property/sandringham-close-derby-de65/MEAWZDUfHuFfFZ3SJFKY8m

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: £1500pcm

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.

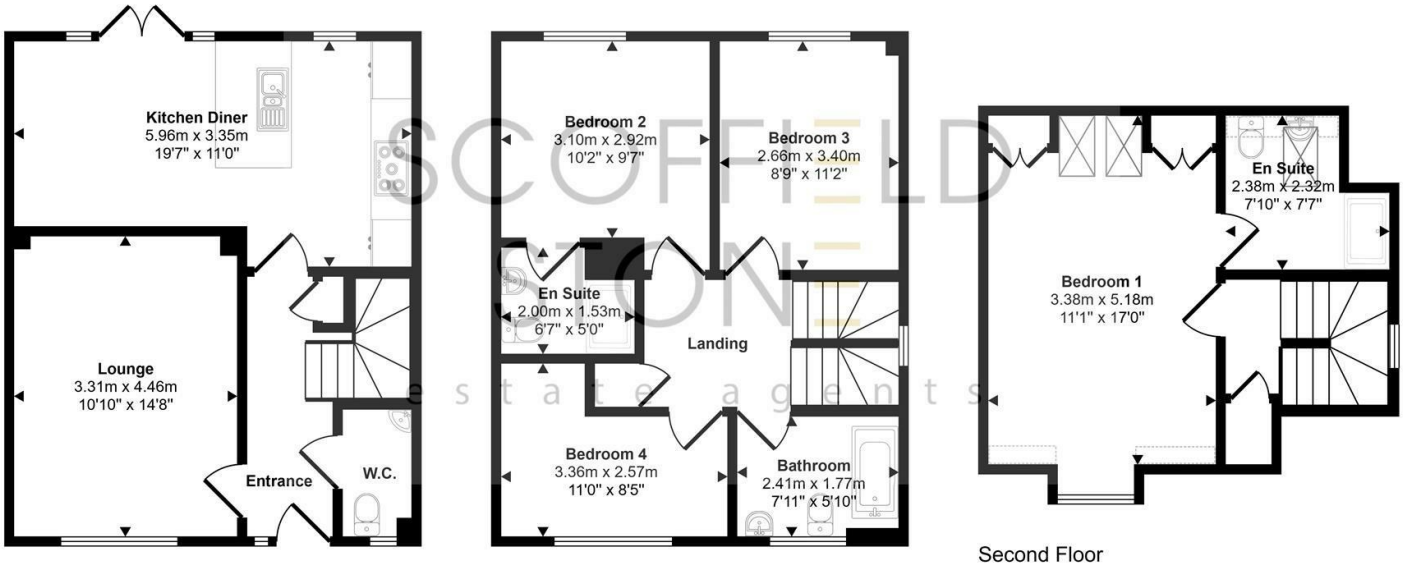
Location / what3words

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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
116 sq m / 1245 sq ft



Ground Floor
Approx 43 sq m / 466 sq ft

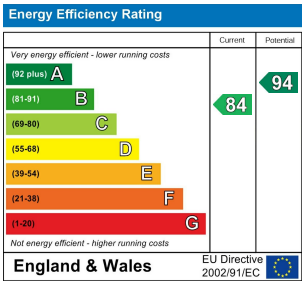
First Floor
Approx 43 sq m / 466 sq ft

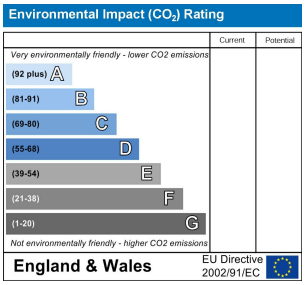
Second Floor
Approx 29 sq m / 313 sq ft

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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