

**32 Woodmans Croft, Hatton, Derby, DE65 5QQ**

**£265,000**

Positioned at the end of a private driveway within a peaceful Hatton cul de sac, this four bedroom detached home offers excellent potential for refurbishment. With two reception rooms, flexible converted garage space, en suite to the principal bedroom and a generous enclosed garden, it provides scope for modern family living.



## 32 Woodmans Croft, Hatton, Derby, DE65 5QQ

### Summary Description

Situated at the end of a private driveway at the foot of a cul de sac, this four bedroom detached home in Hatton offers an excellent opportunity for buyers seeking a property with great potential. Although requiring full refurbishment, the home sits in a desirable and private location within a development of similar properties and provides a wealth of space and versatility.

The accommodation includes two reception rooms, a fitted kitchen, utility room and a useful downstairs shower room. The former garage has been thoughtfully converted to provide additional rooms, ideal for a home office, hobby space or playroom. Upstairs there are two double bedrooms and two single bedrooms, along with a family bathroom. The principal bedroom further benefits from an en suite shower room. Outside, the property features driveway parking for at least two vehicles and to the rear, a generous, private and enclosed garden offers an excellent space for outdoor relaxation.

Hatton is a well-served South Derbyshire village with a strong community feel. The property is close to a range of local amenities including shops, pubs, and medical services. Schooling is well catered for with both primary and secondary options available within easy reach. The village also benefits from excellent transport links with regular bus and train services, along with convenient access to the A50 and wider road network, making Derby, Burton upon Trent, and beyond easily accessible.

### Entrance Hall

### Lounge

12'3 x 15'11 (3.73m x 4.85m)



### Dining Room

8'0 x 10'5 (2.44m x 3.18m)



### Kitchen

7'3 x 10'6 (2.21m x 3.20m)



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### Utility Room

7'7 x 6'1 (2.31m x 1.85m)



### Room Two

7'10 x 6'6 (2.39m x 1.98m)



### Guest Cloakroom

### Converted Garage

### Room One

2'26 x 2'54 (0.61m x 0.61m)



### Stairs/Landing

### Bedroom One

10'11 x 12'4 (3.33m x 3.76m)





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**En Suite Shower Room**  
4'3 x 4'0 (1.30m x 1.22m)



**Bedroom Three**  
8'11 x 8'6 (2.72m x 2.59m)



**Bedroom Two**  
7'7 x 13'0 (2.31m x 3.96m)



**Bedroom Four**  
6'4 x 8'7 (1.93m x 2.62m)



**Bathroom**  
6'3 x 5'11 (1.91m x 1.80m)

**OUTSIDE**



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### Frontage and Driveway



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.

### Location / what3words

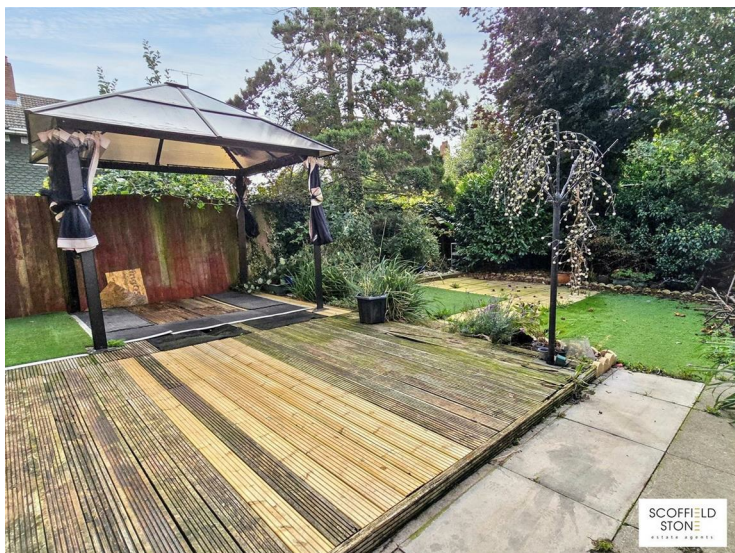
what3words ///cinemas.explorer.ounce

### Buying to Let?

Guide achievable rent price: £1400 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.

### Rear Garden



### Material Information

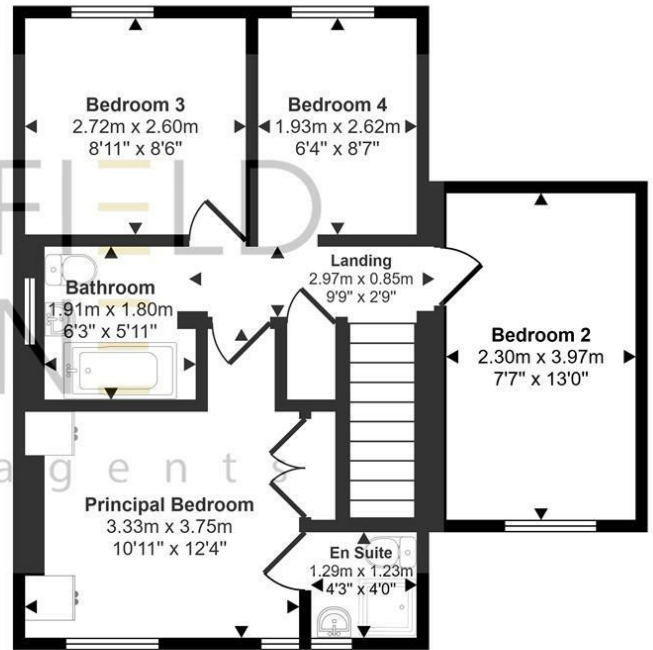
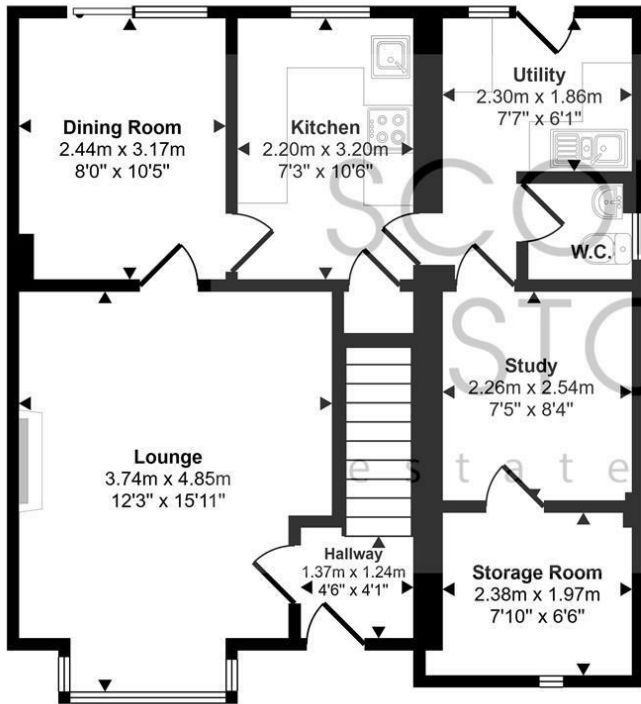
This listing has been introduced by a third party, with the owner not being involved with the sale transaction. As such, we are unable to advise any details covered by the heading of Material Information.

Council Tax band: D

### 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

Approx Gross Internal Area  
105 sq m / 1126 sq ft



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.



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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