



**4 Balmoral Way, Hatton, Derby, DE65 5RG**

**£400,000**

Scaffolding Stone is presenting for sale an immaculate, detached property that has previously served as a Showhome, complete with extensive upgrades. This home is ideally suited for families and couples seeking a modern, well-appointed property in a convenient location with excellent public transport links and local amenities.

The property boasts four spacious bedrooms, with three bedrooms fitted with built-in wardrobes. The master bedroom benefits from a private en-suite bathroom, offering that extra touch of luxury. The main bathroom features a heated towel rail, a four-piece white suite, and is beautifully finished with upgraded tiles and mirror.



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### Summary Description

At the heart of this home is a spacious, open-plan kitchen equipped with modern appliances. An additional utility room, guest cloakroom and dining space further enhance the functionality of this area. The property also features two reception rooms. The primary room serves as a comfortable lounge, enhanced by upgraded downlights. The second reception room, ideal as a study, is equipped with a workspace and blackboard, perfect for those working from home or requiring a dedicated space for creativity and planning.

One of the unique features of this property is the single garage, which was previously used as the Showhome office. This space is fitted with electric lighting, heating, and UPVC double-glazed patio doors leading to the garden, making it an ideal office or workshop.

The property also benefits from a garden, offering a private outdoor space to enjoy. As part of the Showhome upgrades, the curtains will remain in the property, adding a touch of elegance and warmth to each room. There are upgraded light fittings, chrome fittings throughout and integrated appliances.

In summary, this property is a fusion of comfort, style, and practicality. Its unique features and prime location make it a truly desirable home. With all it has to offer, this property is not to be missed.

### Hallway

Upon entering the welcoming Entrance Hall that connects all of the main ground floor rooms and the first floor the natural flow of the home leads into the family Lounge.

### Lounge

16'4" x 11'5" (5m x 3.49m)



This room is well positioned to the front of the home and benefits from upgrades having spotlights, fitted curtains and a large front-facing window that provides natural light.

### Open-plan Kitchen/Dining Room

19'2" x 12'1" (5.85m x 3.70m)



This area is found at the rear of the property and runs almost the full width. This room is spacious and thanks to a window above the sink and a set of French doors has a light and spacious atmosphere. Zanussi integrated appliances including dishwasher, fridge-freezer, 5 hob burner and washer/dryer.

### Utility Room



The ground floor is completed by a separate Utility Room housing the boiler, washer/dryer and has access to the rear garden.

### Guest Cloakroom

This can be found just off from the Utility Room to the rear of the home. Fitted with a white suite and upgraded tiling.

### First Floor

The first floor is well laid out and connected by a spacious landing.

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### Bedroom One

12'4" x 11'5" (3.76m x 3.49m)



The Master Bedroom is positioned at the front of the home above the lounge and comes with fitted wardrobes. This room also has a large front-facing window which floods the room with natural light and upgraded light fittings.

### En-suite



Completing the bedroom and provides a shower and Roca sanitary ware.

### Bedroom Two

13'7" x 9'4" (4.16m x 2.86m)



A good-sized double bedroom to the front of the home with upgraded built-in wardrobes and fitted headboard.

### Bedroom 3

11'11" x 8'1" (3.65m x 2.48m)



Positioned to the rear of the property, having a fitted wardrobe and upgraded lighting.



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### Bedroom 4

10'0" x 8'8" (3.06m x 2.66m)



A double bedroom with ample wardrobe space, alternatively this could make a comfortable study.

### Family Bathroom



Fitted with a four-piece suite benefiting from both an upgraded shower, bath and tiling.

### Outside front



The Wykeham benefits from a Single Garage and off-road parking. The garage was previously used as the Showhome office. This space is fitted with electric lighting, heating, and UPVC double-glazed patio doors leading to the garden, making it an ideal office or workroom.

PLEASE NOTE: THE PROPERTY BENEFITS FROM A SINGLE GARAGE AND DOUBLE TANDEM DRIVEWAY ONLY. THE NEIGHBOURING GARAGE AND DRIVEWAY SPACE IS FOR A NEIGHBOURING PROPERTY (NOT YET BUILT).

### Outside rear



A beautifully landscaped garden with arbour and established borders.

### Location

Cherry Meadow is a development of beautiful new homes in Hatton, Derbyshire, and is located around 5 minutes' drive from the centre of the village. These 1, 2, 3 and 4 bedroom homes will appeal to first-time buyers, families, and commuters travelling to

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nearby Derby and Burton-upon-Trent.

Any residents with children have a variety of options for schools within the local area. Less than a mile away from the development is Heath Fields Primary School. Roughly a four-minute drive from Cherry Meadow is Hilton Primary School. Just over two miles from the development is Richard Wakefield C of E Primary Academy.

In addition, within six minutes' drive of Cherry Meadow is John Port Spencer Academy, which welcomes students between the ages of 11 and 18.

### Material Information

Council tax band: E

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 4 bedrooms, 2 bathrooms, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Garage and Private

Building safety issues: No

Restrictions: None

Public right of way: No

Flood risk: No

Coastal erosion risk: No

Planning permission: No

Accessibility and adaptations: Ramped access and Wide doorways

Coalfield or mining area: No.

Energy Performance rating: B (potential rating is A)

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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.

### Buying to Let?

Guide achievable rent price: £1400pcm

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.

### 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.

### Location / what3words

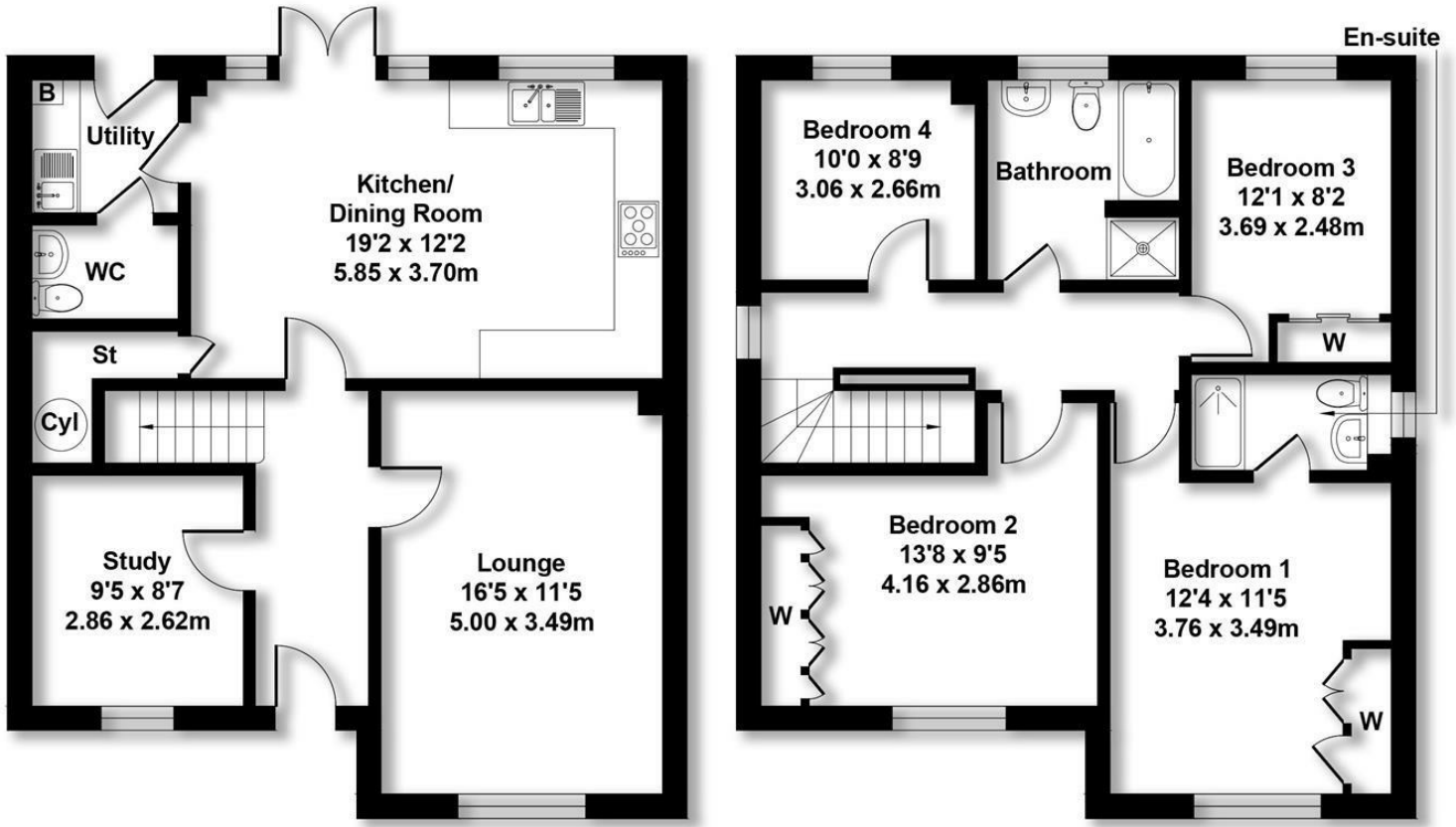
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Sales: 01283 777100  
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# 4 Balmoral Way

Approximate Gross Internal Area  
1389 sq ft - 129 sq m

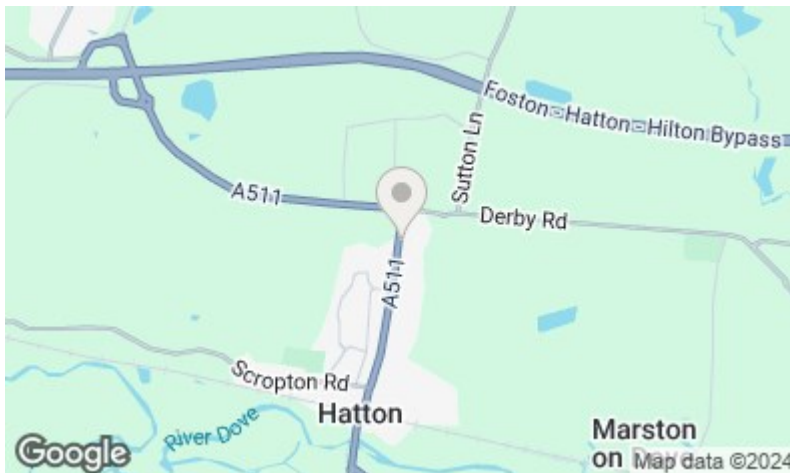


GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
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SCOFFIELD  
STONE  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(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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