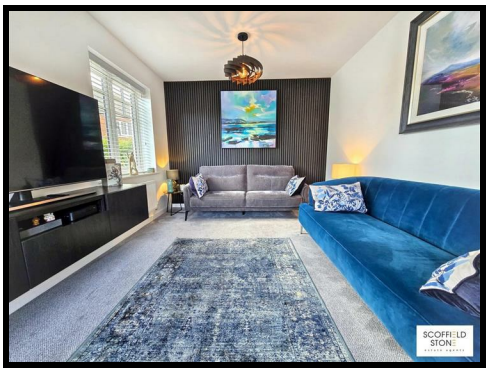
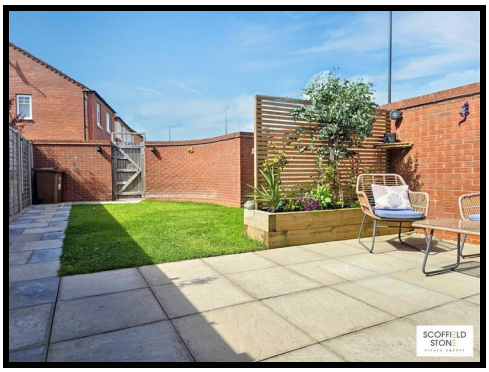
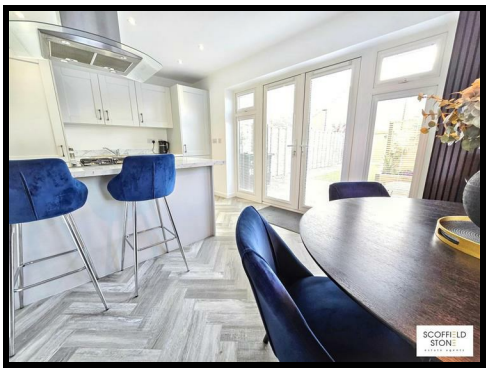
SCOFFIELD STONE
estate agents







**18 Windsor Avenue, Hatton, Derby, DE65 5RN**

**£283,500**

FAST TRACKED SELLER AND CHAIN FREE - A beautifully presented three bedroom semi detached home on a prominent corner plot within a modern Bellway development in Hatton. Featuring stylish interiors, en suite main bedroom, landscaped private garden, driveway parking for three cars and detached garage, this chain free freehold home is ready to impress.

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

# 18 Windsor Avenue, Hatton, Derby, DE65 5RN

## Summary Description

Occupying a prominent corner plot position on a modern Bellway development, 18 Windsor Avenue is a beautifully presented three bedroom semi detached home offering contemporary styling, practical living space and excellent kerb appeal. Offered to the market chain free and with freehold tenure, this superb property is an ideal choice for first time buyers, young families, professional couples or downsizers seeking a smart, energy efficient home in a well connected Hatton location.

The accommodation extends to approximately 84 square metres (908 square foot) and is thoughtfully arranged across two floors. The welcoming entrance hall features attractive Amtico flooring in a herringbone pattern, continuing through to the stylish kitchen diner, where shaker style units, stone effect worktops, breakfast bar and integrated appliances create a sociable and well equipped space. French doors open directly to the landscaped rear garden, while a separate utility room, guest cloakroom and comfortable lounge with front and side aspect windows add everyday convenience. Upstairs, the main bedroom benefits from its own en suite shower room, with two further bedrooms, a family bathroom and useful storage completing the first floor.

Outside, the property continues to impress with an enclosed and private low maintenance walled garden, attractively landscaped with patio, lawn and raised planting. A generous tandem driveway provides parking for three cars and leads to a detached single garage with power, lighting and roof space storage.

Hatton offers a good range of local amenities, including shops, schooling and everyday services, all within walking distance. The nearby train station provides useful rail links, while road connections offer convenient access towards Tutbury, Burton upon Trent, Derby and the wider A50 and A38 network.

## FAST TRACKED SELLER

This property is being sold by a Fast Tracked Seller, meaning the seller has chosen to prepare key property information, checks and documentation in advance through our secure Digital Sale Ready process. This helps reduce delays, gives buyers greater confidence from the outset and allows the transaction to progress more smoothly once an offer is accepted. To gain the full benefit of this faster, more connected process, buyers are advised to use a solicitor from the same approved panel as the seller. We can provide guidance on the panel and how this can help keep the sale moving efficiently.

## Entrance Hall

6'1 x 5'5 (1.85m x 1.65m)

A welcoming entrance hall featuring stylish Amtico flooring laid in a herringbone pattern, complemented by a part obscure glazed composite entrance door, front aspect obscure UPVC double glazed window and radiator.

## Lounge

9'9 x 16'10 (2.97m x 5.13m)

A comfortable and well proportioned lounge, carpeted for warmth and enjoying natural light from front and side aspect UPVC double glazed windows. The room includes two radiators, TV, telephone and cable points, together with sound proof panelling for added practicality and comfort.

## Kitchen/Diner

9'11 x 16'9 (3.02m x 5.11m)

The impressive kitchen/diner continues the herringbone Amtico flooring, creating a smart and cohesive finish. A front aspect UPVC double glazed window and side aspect UPVC double glazed French doors provide excellent natural light and access to the garden. The kitchen is fitted with a range of shaker style wall and floor units, stone effect worktops and a breakfast bar, along with an inset stainless steel sink with drainer, vegetable preparation bowl and chrome monobloc tap. Integrated appliances include an electric oven, gas hob with chimney style extractor hood, fridge/freezer and dishwasher. There is also a useful larder cupboard housing the wall mounted gas combination boiler, inset ceiling lights and a radiator.

## Utility Room

6'2 x 4'8 (1.88m x 1.42m)

A practical utility room, again finished with Amtico flooring and fitted with floor units and worktop to match the kitchen. There is an inset stainless steel sink with chrome monobloc tap, under counter space and plumbing for an appliance, a radiator and useful under stairs storage with telecoms inlet.

### Guest Cloakroom/WC
A neatly appointed guest cloakroom featuring Amtico flooring, part tiled splashbacks, low flush WC, pedestal wash hand basin with chrome monobloc tap and a chrome heated towel rail.

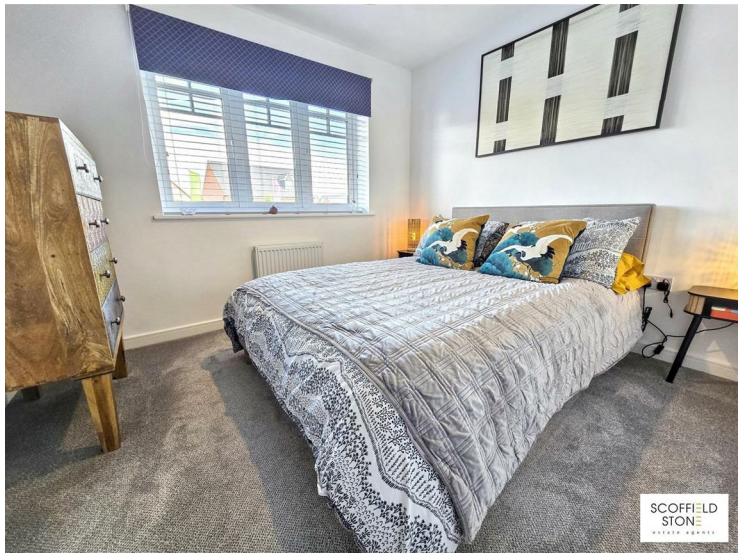
### Stairs and Landing
12'2 x 5'2 (3.71m x 1.57m)
A carpeted staircase with wooden spindle balustrade rises to the first floor landing, where there is a walk in storage cupboard and radiator.

### Bedroom One
13'3 x 10'4 (4.04m x 3.15m)

A generous principal bedroom with carpeted flooring, front aspect UPVC double glazed window, radiator, TV point and cable point.

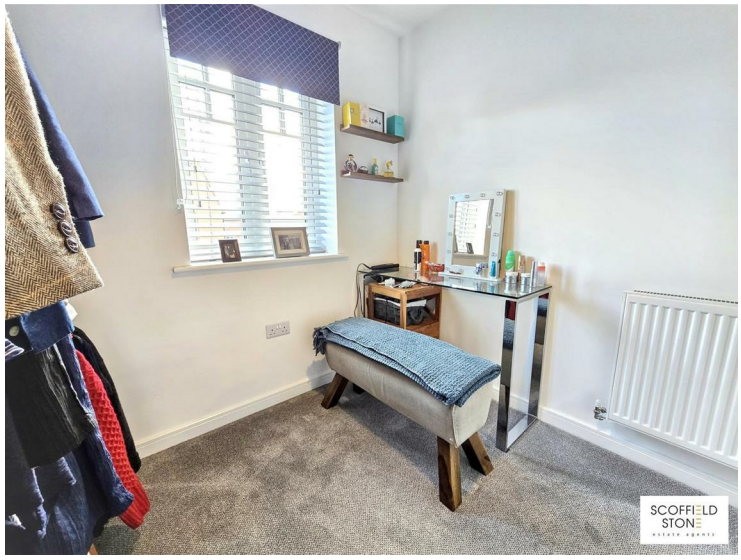
### En Suite Shower Room
10'1 x 9'0 (3.07m x 2.74m)
A stylish en suite shower room featuring wood effect cushion flooring, a front aspect obscure UPVC double glazed window and tiled splashbacks. The suite comprises a pedestal wash hand basin with monobloc tap, low flush WC and double shower enclosure with contemporary plumbed shower and rainfall attachment, finished with a chrome heated towel rail.

### Bedroom Two
10'1 x 9'0 (3.07m x 2.74m)




A well sized second bedroom with carpeted flooring, front aspect UPVC double glazed window, radiator, over stairs storage cupboard and access to the roof space.

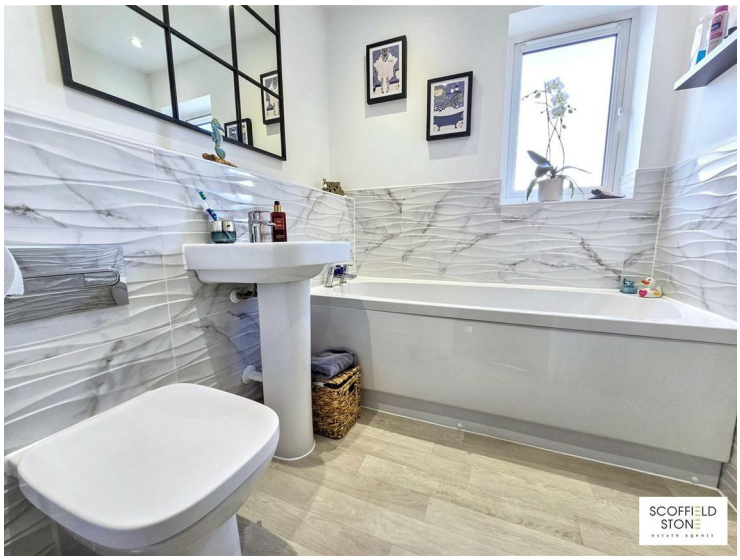
### Bedroom Three
6'8 x 7'5 (2.03m x 2.26m)




A comfortable third bedroom with carpeted flooring, side aspect UPVC double glazed window and radiator.

# 18 Windsor Avenue, Hatton, Derby, DE65 5RN

## Bathroom
7'4 x 5'5 (2.24m x 1.65m)




A well presented family bathroom with wood effect cushion flooring, side aspect obscure UPVC double glazed window and inset ceiling lights. The suite includes a low flush WC, pedestal wash hand basin with chrome monobloc tap and bathtub with chrome mixer tap, complemented by tiled splashbacks and a chrome heated towel rail.

## OUTSIDE

### Frontage
The property is approached via an attractive frontage, providing a smart first impression and access to the main entrance.

### Rear Garden

The enclosed rear garden has been attractively landscaped to create a private and enjoyable outside space. Designed for both relaxation and practicality, it features a paved patio, lawn, raised planting with screening, cold water tap, outdoor power socket and external lighting.

### Driveway and Garage

A generous tandem driveway provides parking for up to three cars and leads to a detached single garage, complete with metal up and over door, light, power and roof space storage.

## Material Information
Verified Material Information

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

The building
Detached house, standard brick and block construction
3 bedrooms, 2 bathrooms, 1 reception
Accessibility adaptations: Wide doorways
Loft: insulated and unboarded, accessed by Step ladder
Outside areas: Front garden, Rear garden, and Side 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: Garage and Driveway
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
No specialist issues recorded

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/L92DUitSMXeC53q86P8VQz/view

## 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.

## Location / what3words

///assist.scanner.impressed

## Buying to Let?

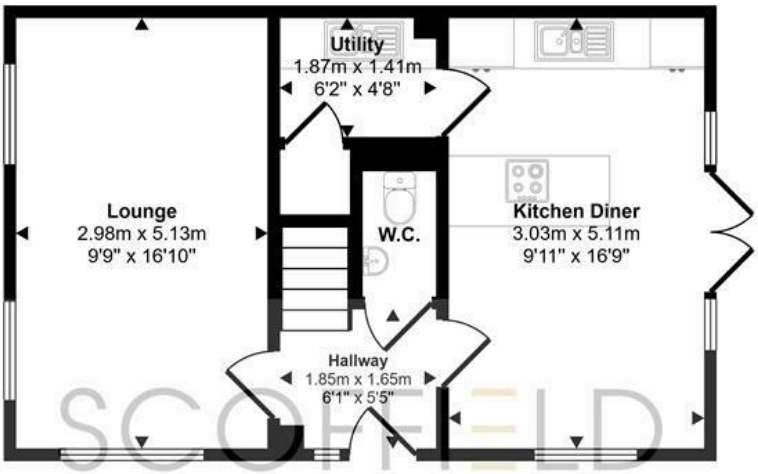
Guide achievable rent price: £1250pcm

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.

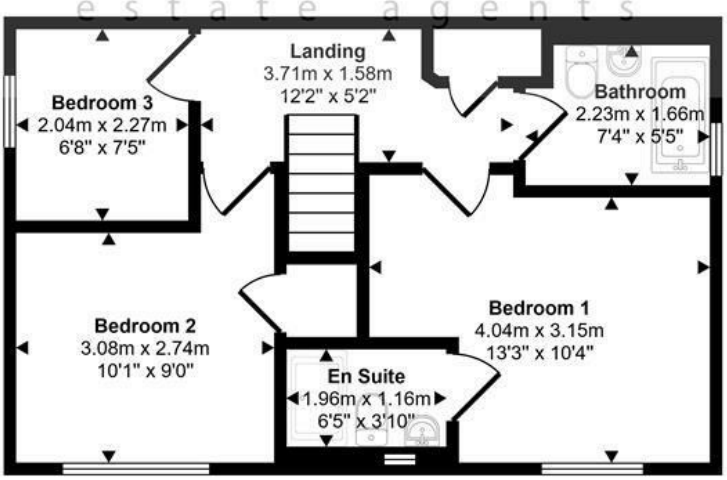
## ID Checks for buyers

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**
**84 sq m / 908 sq ft**

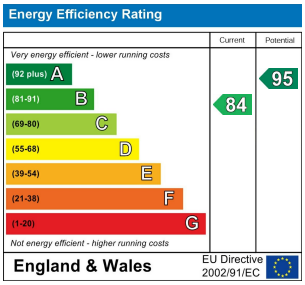


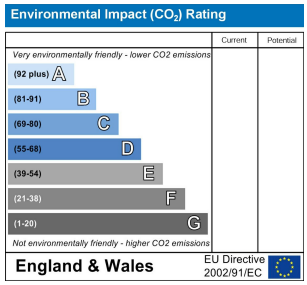

Ground Floor
**Approx 42 sq m / 451 sq ft**




First Floor
**Approx 43 sq m / 458 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.





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