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10 Windsor Avenue, Hatton, Derby, DE65 5RN

Offers In The Region Of £270,000

A well presented three bedroom semi detached home in a private Hatton cul de sac, with protected tree lined frontage, driveway parking, stylish kitchen diner, utility room, downstairs toilet, principal en suite and enclosed low maintenance garden, all within walking distance of amenities, school and railway station.

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Sales: 01283 777100
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10 Windsor Avenue, Hatton, Derby, DE65 5RN

Summary Description

10 Windsor Avenue is a well presented three bedroom semi detached home for sale in Hatton, positioned within an incredibly private cul de sac setting with a protected tree lined frontage. Offering approximately 84 square metres (903 square feet) of accommodation, this freehold property is an appealing choice for first time buyers, growing families and downsizers seeking a practical home in a convenient South Derbyshire village location.

The ground floor includes a welcoming entrance hall, a comfortable dual aspect lounge and a stylish kitchen diner with wood effect ceramic tiled flooring, shaker style units, integrated appliances, breakfast bar and French doors opening to the garden. A separate utility room and guest cloakroom add useful day to day convenience. To the first floor, there are three bedrooms, including a principal bedroom with fitted wardrobes and en suite shower room, together with a smart family bathroom. Outside, the property benefits from tandem driveway parking for two cars, while the enclosed rear garden has been designed for low maintenance enjoyment, with a paved patio, artificial lawn, decorative borders, outdoor power socket and cold water tap.

Hatton is a popular village offering a useful range of local amenities, including everyday shops, schooling, public houses and community facilities. The property is also within walking distance of Hatton railway station, making it suitable for buyers needing access to local and regional rail links. Road connections provide convenient routes towards Burton upon Trent, Derby, Tutbury, the A38 and the wider South Derbyshire and East Staffordshire area. Combining a private cul de sac position, good presentation and a practical three bedroom layout, this attractive home is well placed for modern village living.

Entrance Hall

5'4 x 5'11 (1.63m x 1.80m)

A welcoming entrance hall featuring attractive wood effect ceramic tiled flooring, a front facing part obscure glazed composite entrance door with matching side window, and a radiator.

Lounge

16'9 x 9'9 (5.11m x 2.97m)

A comfortable and well proportioned living room, finished with fitted carpet and enjoying natural light from front and side facing UPVC double glazed windows. The room also includes TV and telephone points, along with two radiators.

Kitchen/Diner

16'7 x 10'0 (5.05m x 3.05m)

A stylish and practical kitchen diner, fitted with wood effect ceramic tiled flooring and inset ceiling lights. The kitchen offers a range of shaker style wall and base units with wood effect worktops and a breakfast bar, creating a sociable space for everyday dining. Further features include a front facing UPVC double glazed window, side facing UPVC double glazed French doors opening to the garden, an inset stainless steel sink with drainer, vegetable preparation bowl and chrome monobloc tap, an integrated electric oven, inset induction hob with chimney style extractor hood, integrated fridge freezer and integrated dishwasher.

Utility Room

4'6 x 6'0 (1.37m x 1.83m)

A useful utility room, continuing the wood effect ceramic tiled flooring and fitted with units and worktop to match the kitchen. There is an inset stainless steel sink with drainer and chrome monobloc tap, under counter space and plumbing for a washing machine, radiator, and under stairs storage with telecom point.

Guest Cloakroom

A neatly appointed guest cloakroom, featuring wood effect ceramic

tiled flooring, tiled splashbacks, a pedestal wash hand basin with chrome monobloc tap, low flush WC and radiator.

Stairs and Landing

A carpeted staircase rises to the landing, complemented by a wooden spindle balustrade. The landing provides access to a walk in storage cupboard and includes a radiator.

Bedroom One

10'4 x 11'7 (3.15m x 3.53m)

A pleasant principal bedroom, finished with fitted carpet and including a front facing UPVC double glazed window, fitted wardrobes and radiator.

En Suite Shower Room

A well presented en suite shower room, fitted with ceramic tiled flooring, tiled splashbacks and inset ceiling lights. The suite includes a pedestal wash hand basin with chrome monobloc tap, low flush WC, double shower enclosure with plumbed shower, chrome heated towel rail and a front facing obscure UPVC double glazed window.

Bedroom Two

8'11 x 10'0 (2.72m x 3.05m)

A good sized second bedroom, finished with fitted carpet and featuring a front facing UPVC double glazed window, over stairs storage cupboard and access to the roof space.

Bedroom Three

7'8 x 6'8 (2.34m x 2.03m)

A further carpeted bedroom with a side facing UPVC double glazed window and radiator, offering flexibility as a bedroom, nursery or home office.

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Bathroom
5'5 x 7'5 (1.65m x 2.26m)

A smart family bathroom, fitted with ceramic tile effect flooring, tiled splashbacks and inset ceiling lights. The suite comprises a low flush WC, pedestal wash hand basin with chrome monobloc tap, bathtub with chrome mixer tap and plumbed shower over, chrome heated towel rail and a side facing obscure UPVC double glazed window.

Outside

Frontage and Driveway

To the front and side of the property is a driveway providing tandem parking for two vehicles.

Rear Garden

The enclosed rear garden is designed for ease of maintenance, featuring a paved patio, artificial lawn and decorative borders. Additional benefits include gated access to the front, a cold water tap and an outdoor power socket.

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: None
Loft: insulated and boarded, accessed by Ladder fitted to hatch in Bedroom 2.
Outside areas: Rear garden

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating, installed 28th Jan 2021
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three great, EE good
Parking: Driveway
Not in a controlled parking zone
No disabled parking available
EV charging point installed

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Title register restrictions (DY560619):

- The property is subject to restrictive covenants (rules that prevent the owner from doing certain things) contained in a Transfer dated 18 September 2019.
- The property is subject to restrictive covenants contained in a Transfer dated 28 January 2022. These are standard rules often found on newer estates to maintain the character of the area.
- The owner cannot sell or lease the property without a certificate from The Cherry Meadow & Hatton Court Management Company Limited. This is a standard procedure to ensure that any management fees or estate rules have been settled.
- The owner cannot sell the property without written consent from the Homes and Communities Agency. This is a standard requirement linked to their mortgage, which will be settled during the sale.

Long-term flood risk: Low — River and sea flooding risk: Low; Surface water flooding risk: Very Low; Reservoir flooding risk: At risk; Groundwater flooding risk: Unlikely
Onward chain: yes

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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/FG9xSpZuoYMEqwsKrGB5Nc/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

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Buying to Let?

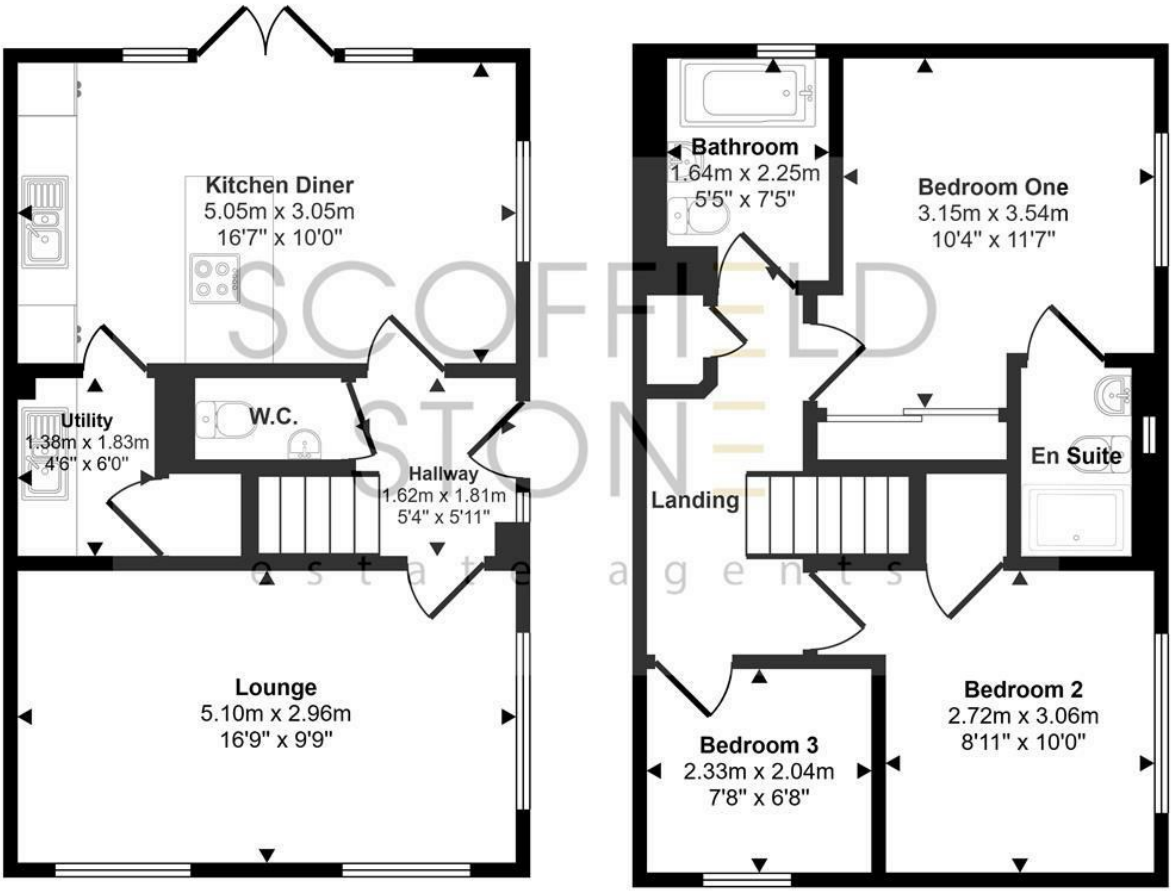
Guide achievable rent price: £1200pcm

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.

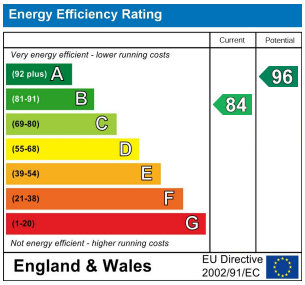
Approx Gross Internal Area
84 sq m / 903 sq ft

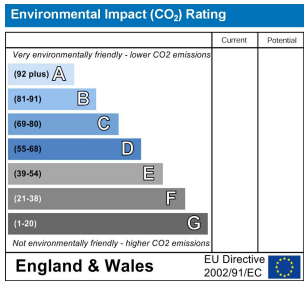


Ground Floor
Approx 41 sq m / 444 sq ft

First Floor
Approx 43 sq m / 459 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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