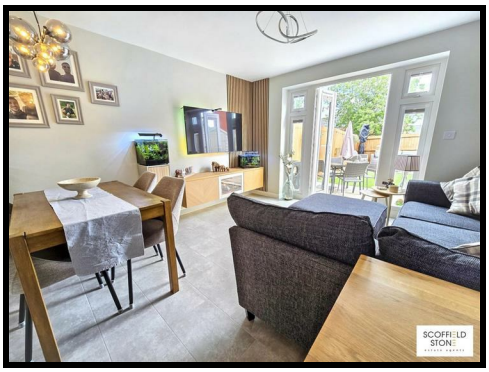
SCOFFIELD STONE
estate agents









26 Hampton Drive, Hatton, Derby, DE65 5RX

£220,000

A stylish two-bedroom mid-terraced home in a pleasant Hatton cul-de-sac, offering two double bedrooms, a well-appointed kitchen, lounge/diner with garden access and useful guest WC. Outside, there is driveway parking for two cars and an attractively landscaped, low-maintenance rear garden ideal for relaxing and entertaining.

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

26 Hampton Drive, Hatton, Derby, DE65 5RX

Summary Description

26 Hampton Drive, Hatton is a stylishly presented two-bedroom mid-terraced home, occupying a pleasant cul-de-sac position and offering 53 square metres (566 square feet) of well-planned accommodation. With driveway parking for two cars, two double bedrooms and an attractively landscaped rear garden, the property provides a practical, low-maintenance home ideally suited to first-time buyers, couples, downsizers or investors.

The ground floor begins with a well-appointed open plan kitchen featuring Amtico flooring, fitted units and a comprehensive range of integrated Zanussi appliances, including oven, gas hob, fridge freezer and washer dryer. To the rear, the comfortable lounge/diner provides space for both seating and dining, with French doors opening directly onto the garden. A useful guest cloakroom completes the ground floor. Upstairs are two double bedrooms, both benefiting from fitted wardrobes, together with a modern bathroom and excellent attic storage with a fitted ladder, lighting and power. Outside, the double-width driveway provides parking for two vehicles, while the enclosed rear garden has been thoughtfully landscaped with a paved patio and artificial lawn, creating an appealing outdoor space requiring minimal upkeep.

Hampton Drive is conveniently positioned within the popular village of Hatton, Derbyshire, with everyday amenities available locally and further shopping, leisure and employment opportunities accessible in nearby Burton upon Trent. Hatton has local schooling and useful public transport connections, including Hatton railway station, with services towards Derby, Stoke-on-Trent and Crewe. Road links provide convenient access to the A50, A38 and surrounding towns and villages, making the location particularly practical for commuters while retaining the benefits of village living.

Entrance to:-

Open Plan Kitchen

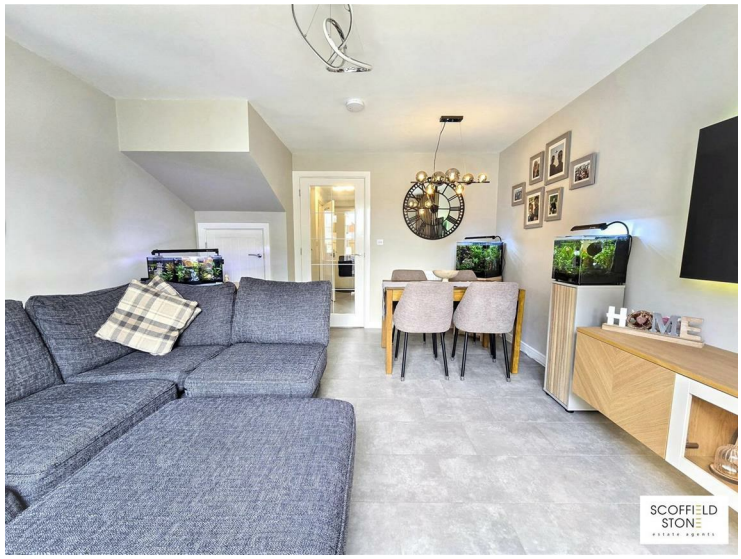
8'2" x 10'3" (2.51 x 3.14)



A stylish and well-appointed kitchen featuring ceramic tile-effect Amtico flooring, complemented by a range of fitted wall and base units with stone-effect roll-edge work surfaces. There is an inset stainless steel sink and drainer with chrome mixer tap, alongside integrated Zanussi appliances including an electric oven, gas hob with chimney-style extractor, fridge freezer and washer dryer. A front-facing UPVC double glazed window provides natural light, while a part-obscure glazed composite entrance door opens directly into the space.

Lounge/Diner

11'7" x 13'3" (3.54 x 4.06)



A comfortable and versatile reception space continuing the ceramic tile-effect Amtico flooring. UPVC double glazed French doors provide an attractive outlook and direct access onto the rear garden, making the room well suited to both everyday living and entertaining. Further features include useful under-stairs storage incorporating an internet access point, TV connection and radiator.

Guest Cloakroom/WC

Finished with ceramic tile-effect Amtico flooring and decorative wall panelling, the guest cloakroom comprises a low-flush WC and pedestal wash hand basin with chrome monobloc tap and tiled splashback. A front-facing obscure UPVC double glazed window provides natural light and privacy.

Stairs/Landing

A carpeted staircase with traditional wooden spindles rises to the first-floor landing, where access is provided to the roof space. The attic offers particularly useful additional storage space and benefits from a fitted wooden access ladder, lighting and power.

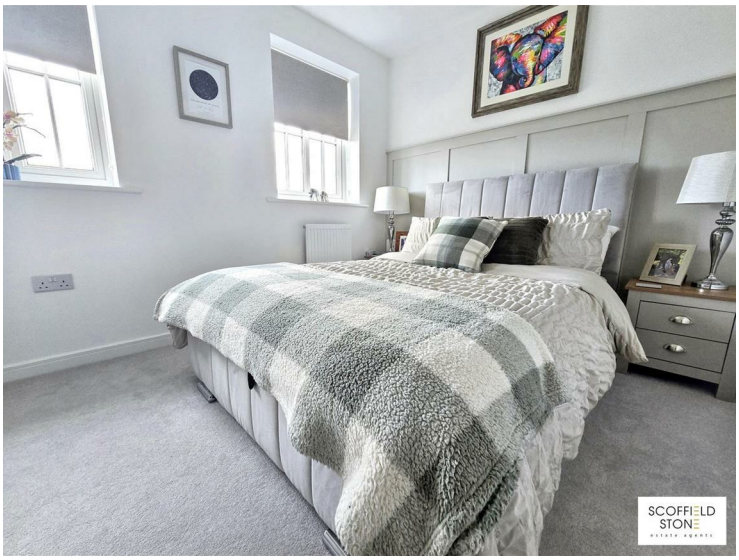
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Bedroom One
9'10" x 8'9" (3.02 x 2.68)



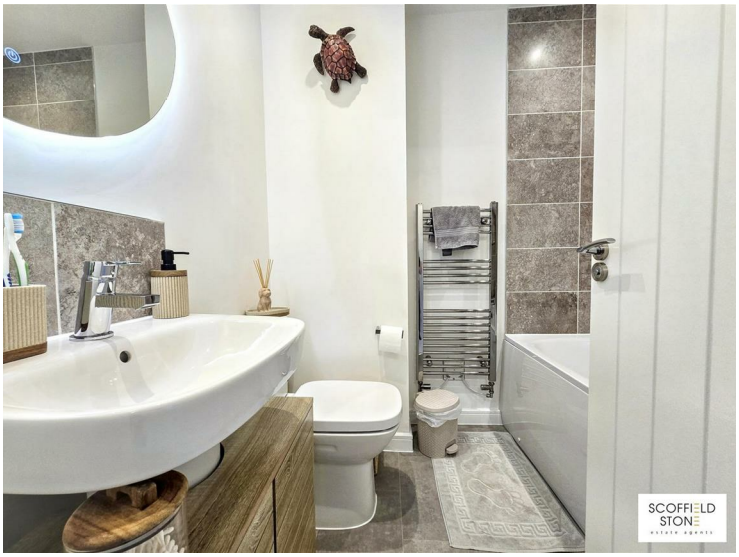
A well-proportioned double bedroom with carpeted flooring and a rear-facing UPVC double glazed window. Features include decorative wall panelling, a fitted wardrobe providing useful storage and radiator.

Bedroom Two
9'8" x 8'3" (2.97 x 2.53)



A further well-proportioned bedroom featuring carpeted flooring and two front-facing UPVC double glazed windows, creating a naturally bright space. The room also benefits from a fitted wardrobe, additional over-stairs storage cupboard and radiator.

Bathroom
5'3" x 6'2" (1.62 x 1.88)



The bathroom features ceramic tile-effect cushioned flooring, tiled splashbacks and inset ceiling lighting. The suite comprises a panelled bath with chrome mixer tap and electric shower over, pedestal wash hand basin with chrome monobloc tap and low-flush WC. A chrome heated towel rail completes the room.

OUTSIDE

Frontage and Driveway
The property benefits from a double-width tarmacadam driveway providing convenient off-road parking. A small decorative border with established herbaceous planting creates an attractive approach to the main entrance. Further practical features include an external power point and fascia lighting.

Rear Garden



The enclosed rear garden has been attractively landscaped with ease of maintenance in mind, combining a paved patio with artificial lawn to provide practical spaces for outdoor seating, dining and relaxation. A gateway gives access to a rear

passageway, allowing convenient movement of wheelie bins without passing through the property. Additional features include an outside cold water tap, external power supply and fascia lighting.

Material Information

Verified Material Information

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

The building
Mid-terrace house, standard brick and block construction
2 bedrooms, 1 bathroom, 2 receptions
Accessibility adaptations: Wide doorways
Loft: insulated and boarded, accessed by Loft hatch, boarden loft
Outside areas: Rear garden

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating, installed 16th May 2024
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
Wiring installed for EV charging point.

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
No environmental risks recorded
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/NaVGjy99LBUKTkmHcXqt1q/view

Buying to Let?

Guide achievable rent price: £950pcm

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

what3words ///fault.remodel.lifeguard

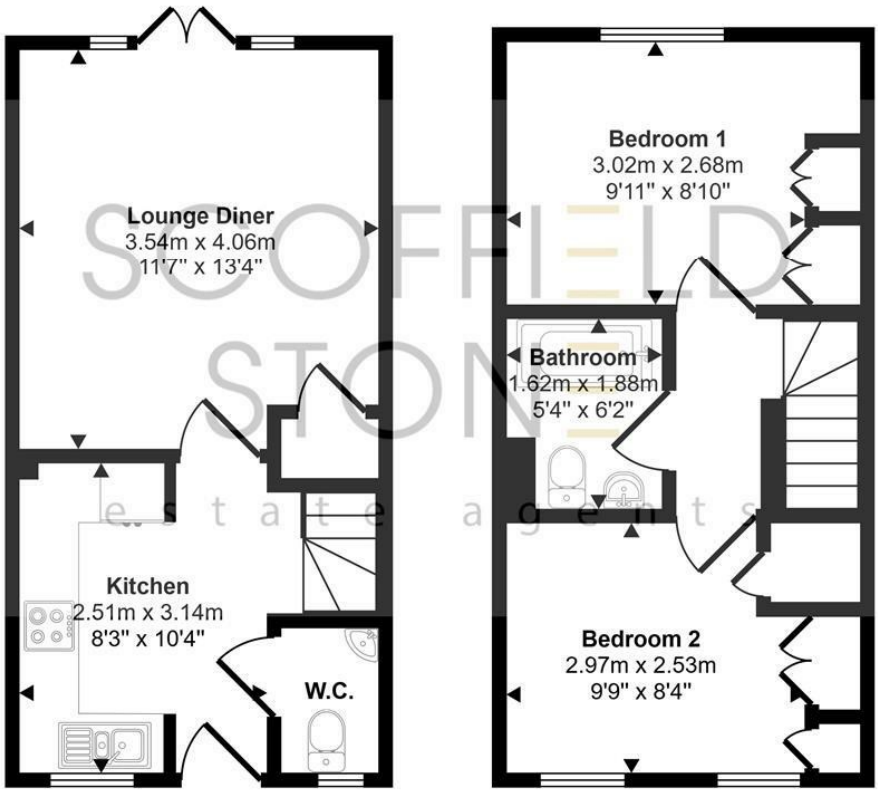
Disclaimer

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.

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
53 sq m / 566 sq ft

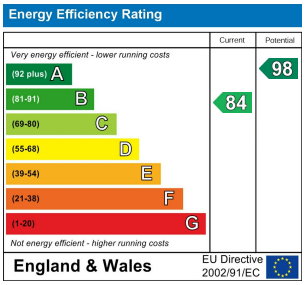


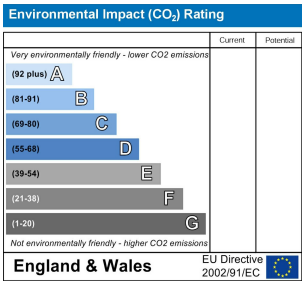
Ground Floor
Approx 26 sq m / 282 sq ft

First Floor
Approx 26 sq m / 284 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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