SCOFFIELD STONE
estate agents










## 15 Eaton Close, Hatton, Derbyshire, DE65 5ED

**£200,000**

A chain free, two bedroom semi detached home occupying a cul de sac position in Hatton. Offering two double bedrooms, a spacious lounge and dining room, fitted kitchen, private rear garden and two allocated parking spaces, the property is well suited to first time buyers, downsizers or investors.

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# 15 Eaton Close, Hatton, Derbyshire, DE65 5ED

## Summary Description

Offered for sale with no upward chain, 15 Eaton Close is a two bedroom semi detached home occupying a cul de sac position in the popular South Derbyshire village of Hatton. Providing approximately 50 square metres (540 square feet) of accommodation, the property combines a practical layout with two double bedrooms, two allocated parking spaces and an enclosed rear garden, making it well suited to first time buyers, couples, downsizers or investors.

The accommodation begins with an entrance porch leading into a well proportioned lounge and dining room, providing space for both seating and a dining table. Wood effect laminate flooring continues into the fitted kitchen, which includes an integrated electric oven, gas hob, extractor hood and space for further appliances. Sliding patio doors connect the kitchen directly with the rear garden. Upstairs are two double bedrooms and a bathroom fitted with a three piece suite, rainfall shower head and chrome heated towel rail. Further benefits include useful storage, UPVC double glazing and a Worcester gas combination boiler. Outside, the private rear garden features a lawn, paved patio, outside tap and powered shed, while gated access allows the driveway to extend beyond the front of the property if required.

Hatton offers a useful selection of everyday amenities, including local shops, food outlets and community facilities. Schooling is available locally at primary level, with John Port Spencer Academy situated in nearby Etwall. Tutbury and Hatton railway station provides connections along the Nottingham to Crewe line, while local bus services connect the village with surrounding destinations. Road links include convenient access to the A50, A38 and A511, placing Burton upon Trent, Derby, Uttoxeter and the wider regional road network within practical reach.

## Entrance Porch

A welcoming entrance porch featuring wood effect laminate flooring, a composite entrance door with partially obscured side glazing, a front facing UPVC double glazed window and a telephone point.

## Lounge/Diner

11'5 x 16'2 (3.48m x 4.93m)




A well proportioned and versatile reception room providing ample space for both lounge and dining furniture. Features include wood effect laminate flooring, a front facing UPVC double glazed window, useful understairs storage, a television point and a Virgin Media connection point.

## Kitchen

11'1 x 6'4 (3.38m x 1.93m)




A practical fitted kitchen with wood effect laminate flooring and UPVC double glazed sliding patio doors opening directly onto the rear garden. The kitchen incorporates a range of wall and base units with stone effect roll edge worktops and tiled splashbacks, together with a composite sink and chrome mixer tap. Integrated appliances include an electric oven, gas hob and extractor hood, while additional space and plumbing are provided beneath the counter for further appliances. A wall mounted Worcester gas combination boiler completes the room.

## Stairs and Landing

A carpeted staircase with traditional wooden spindles rises to the first floor landing, where access is provided to the roof space.

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## Bedroom One
11'5 x 9'5 (3.48m x 2.87m)



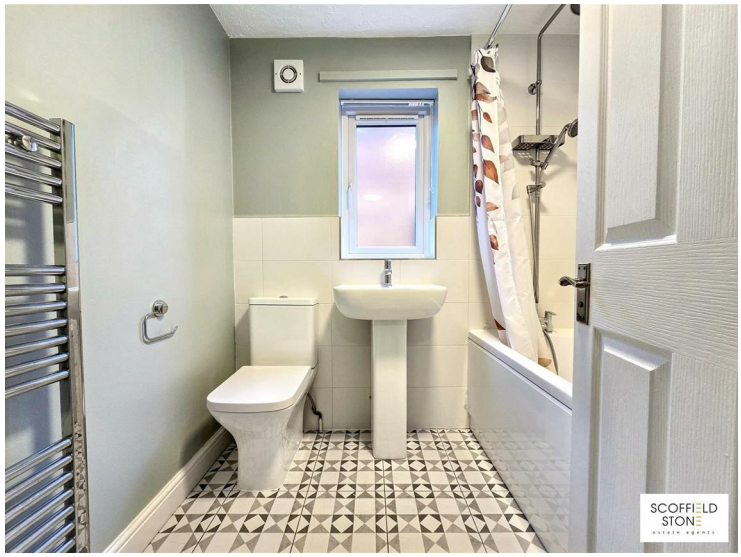
A comfortable double bedroom featuring carpeted flooring, a front facing UPVC double glazed window, radiator and useful storage positioned above the stairs.

## Bedroom Two
11'3 x 8'6 (3.43m x 2.59m)



A well presented second bedroom with carpeted flooring, a rear facing UPVC double glazed window and radiator.

## Bathroom
5'3 x 6'6 (1.60m x 1.98m)



Fitted with a practical three piece suite comprising a panelled bath with chrome mixer tap, shower attachment and rainfall shower head, a pedestal wash hand basin with chrome monobloc tap, and a low flush WC. Further features include ceramic tiled flooring, tiled splashbacks, a side facing obscured UPVC double glazed window, chrome heated towel rail and shaving point.

## Outside

### Frontage and Driveway



The property is approached across a driveway providing off road parking, with an adjacent lawned front garden.

## Rear Garden




The enclosed and private rear garden offers a combination of lawn and paved patio, creating space for outdoor seating, entertaining and recreation. The driveway extends beyond the gated access from the front of the property, providing potential additional parking if required. The garden also benefits from an outside cold water tap and a powered storage shed.

## Material Information

Verified Material Information

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

The building
Semi-detached house, standard brick and block construction
2 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: Level access
Loft: insulated and boarded, accessed by Loft 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: ADSL copper wire
Parking: Driveway, Off Street, and Private
Not in a controlled parking zone
Disabled parking available

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Long-term flood risk: Low to Unlikely Risk — River and sea flooding risk: Low; Surface water flooding risk: Very Low; Reservoir flooding risk: At risk; Groundwater flooding risk: Unlikely
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/BYVWGk3go1T2UJsD1twjHo/view

## Buying to Let?

Guide achievable rent price: £xxxpcm

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.

## 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.

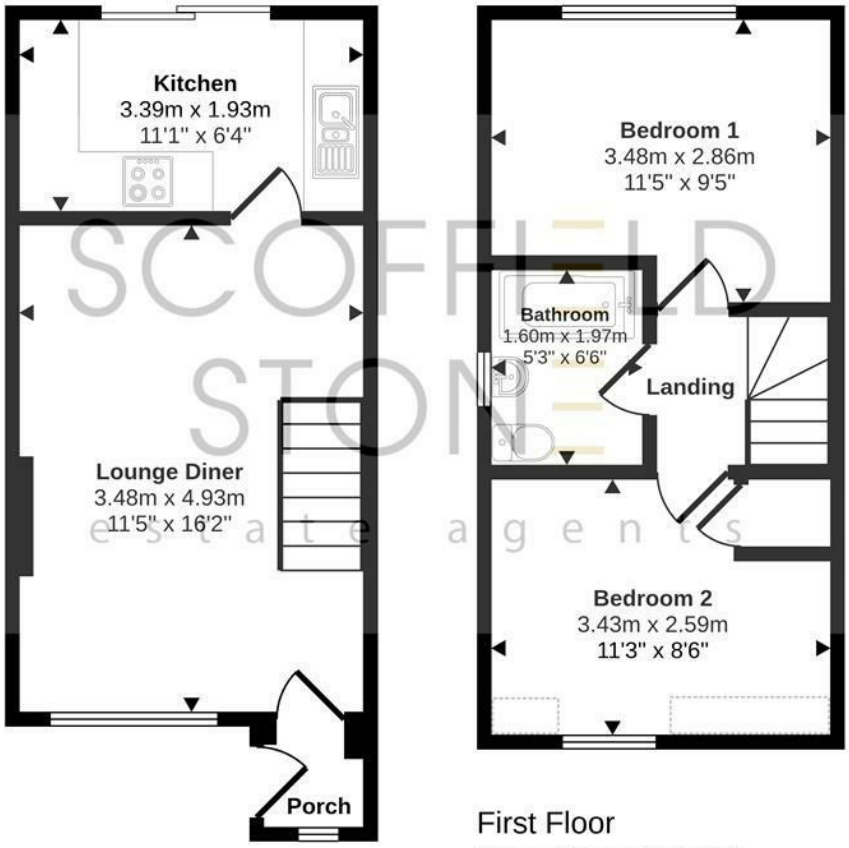
## Location / what3words

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## 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**
**50 sq m / 540 sq ft**




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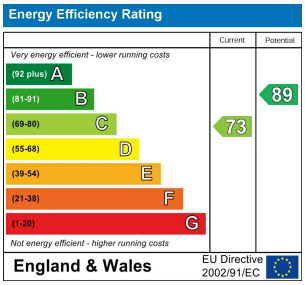
## First Floor
**Approx 25 sq m / 269 sq ft**

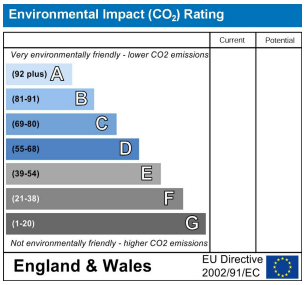
## Ground Floor
**Approx 25 sq m / 272 sq ft**

Denotes head height below 1.5m

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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