



16 Clayton Gardens, Hatton, Derby, DE65 5EB

Chain Free £150,000

This immaculate 2-bedroom first floor, maisonette apartment in a peaceful cul-de-sac is perfect for couples and first-time buyers, with convenient access to public transport links and a modern, open-plan layout.
Don't miss out on the opportunity to make this charming flat your new home sweet home!

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Summary Description

Welcome to this immaculate 2-bedroom flat, perfect for couples and first-time buyers! Located in a peaceful cul-de-sac, this property boasts convenient access to public transport links including the local train station, making it ideal for those who value easy commuting.

Upon entering, you'll be greeted by an open-plan layout that seamlessly connects the reception room, kitchen, and dining space, creating a modern and inviting living area. The kitchen is equipped with modern appliances, perfect for whipping up delicious meals, while the utility room provides additional convenience.

The master bedroom features an en-suite shower room and built-in wardrobes, offering a private sanctuary within the home. The second bedroom is a cosy double, ideal for guests or as a home office.

The large bathroom includes a bath with a shower, perfect for relaxing after a long day. With parking available, you'll never have to worry about finding a space.

Entrance, Stairs and Landing

Carpeted and neutrally decorated with front aspect part obscure glazed composite main entrance door, two radiators, wooden spindle balustrade, access to roof space.

Open Plan Kitchen/Diner and Lounge

23'3" x 14'11" (7.1 x 4.57)



Having stylish wood effect high quality engineered flooring, neutral decor, front aspect upvc double glazed window, tv and telephone points, two radiators. A range of fitted wall and floor units to white with stone effect worktop, inset composite sink with drainer, vegetable preparation and chrome mixer tap, integrated electric oven with gas hob and extractor hood over, integrated fridge/freezer, integrated dishwasher, inset lights to ceiling.

Bedroom One

10'8" x 10'5" (3.26 x 3.2)



Carpeted and neutrally decorated with front aspect upvc double glazed window, radiator, fitted wardrobes, telephone point.

En Suite Shower Room

Having ceramic tiled flooring and stylish fully tiled walls, front aspect obscure upvc double glazed window, inset lights to ceiling, double shower enclosure with electric shower, pedestal wash hand basin with chrome monobloc tap, low flush wc.

Bedroom Two

10'8" x 9'0" (3.26 x 2.76)



Carpeted and neutrally decorated with front aspect upvc double glazed window to front, radiator.

Bathroom



Having ceramic tiled flooring and fully tiled walls with inset lights to ceiling, low flush wc, pedestal wash hand basin with chrome monobloc tap, bathtub with chrome mixer tap having shower attachment, radiator.

Utility

Having wood effect flooring and neutral decor with worktop, under counter space and plumbing for washing machine, radiator, wall mounted Glowworm combination gas boiler.

OUTSIDE

To the front you will find allocated parking for one car, along with visitors spaces. Communal lawn and hedging.

Material Information



For Material Information appertaining to this property, please scan the QR code from a mobile device or visit <https://moverly.com/sale/AScwTZuNHJB8mFCuHAFuJ/view>

Disclaimer 03/2021

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.

Buying to Let?

Guide achievable rent price: £750pcm

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 ///thing.denim.deferring

16 Clayton Gardens

Approximate Gross Internal Area
764 sq ft - 71 sq m

Utility
6'8 x 4'2
2.04 x 1.26m

Bathroom
8'9 x 6'10
2.67 x 2.08m

Kitchen/
Living Room
23'4 x 15'0
7.10 x 4.57m

Bedroom
10'8 x 10'6
3.26 x 3.20m

Bedroom
10'8 x 9'1
3.26 x 2.76m

En-suite

GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

SCOFFIELD
STONE
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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