



Hayes Close

Hatton



**4 The Hayes
Hatton
Derbyshire
DE65 5QB**



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This extended two bedroom detached bungalow occupies a popular residential location within the well considered village of Hatton.

The accommodation is surprisingly spacious and has been thoughtfully extended and well maintained

The property sits back from the road having a generous front garden and drive providing access for a number of vehicles with detached garage set within the enclosed rear garden

Viewing essential to appreciate the full extent of the accommodation , location and plot size

No upward chain

Asking Price:

£300,000



Ashbourne Office - 01335 342201



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Accommodation

To the front of the property is the double glazed main access door which leads into the **Entrance Hallway** having laminate flooring and internal doors through to Lounge, Study, both Bedrooms and the Bathroom.

The **Lounge** is of generous proportions and has a large feature walk-in bay window which provides ample natural light into the room, stone fireplace with matching TV plinth.

The **Study** provides a useful additional reception space, with a laminate floor and internal doors through to the Kitchen and Entrance Hall and being open plan through to the extended Dining Room. The **Kitchen** is fitted with a range matching wall, display, drawer and base units with a rolled edge work surface over, and tiled splash backs. Integrated gas hob and integrated eye level electric over and microwave, one and half bowl sink and drainer, plumbing for washing machine, wall mounted central heating boiler, door to side providing access to the rear garden.

Situated at the rear of the property is the **Dining Room** extension having double glazed windows to both sides and double doors to the rear providing access to the rear garden.

The bedrooms are situated to the south of the property, **Bedroom One** has a range of fitted wardrobes and vanity units to one wall with double glazed window to front, while **Bedroom Two** would make an excellent guest bedroom with double glazed window to rear overlooking the garden.

The **Bathroom** has a fitted three piece bathroom suite comprising white low flush WC, and coloured pedestal wash hand basin which matches the panelled bath with shower. Airing cupboard within housing the hot water tank.



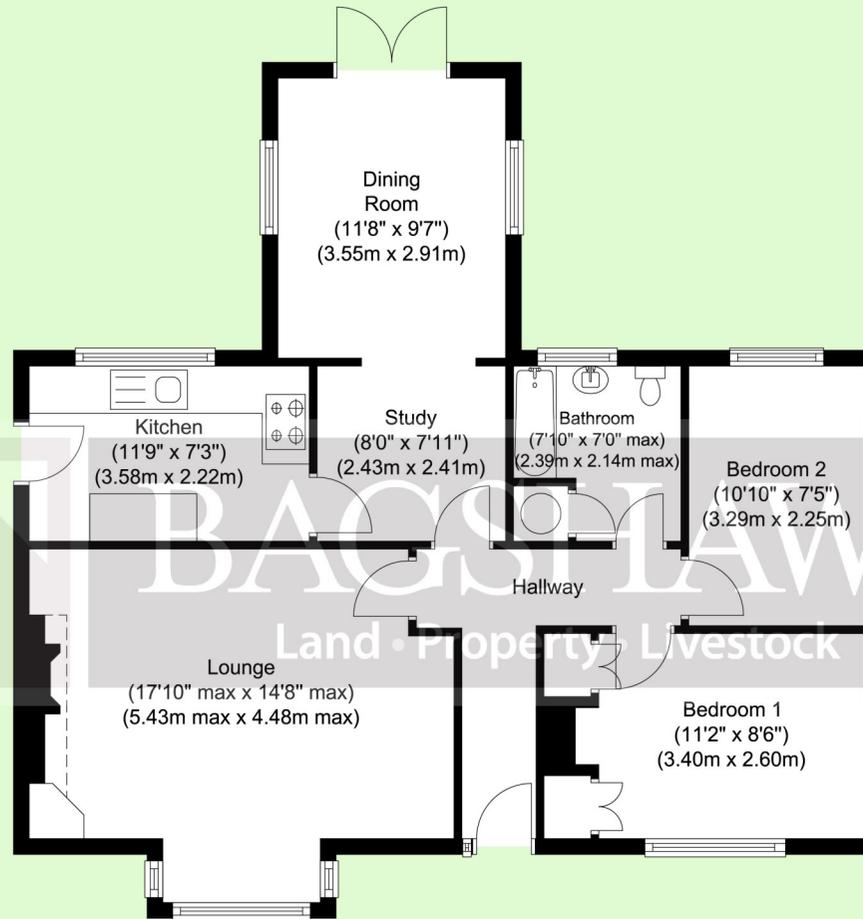


Externally

To the front, is a generous, predominantly lawned garden, with curved paved path leading to the front door with tarmac driveway adjacent which provides ample off road parking for a number vehicles and leads along the side of the property where there are double gates and access to the **Garage** which has up and over vehicular access door, power and lighting with pedestrian access door to side.

The rear garden is enclosed by fence and hedging, having patio seating area and predominantly lawned garden with a greenhouse set behind the garage.





4 The Hayes, Hatton, Burton upon Trent DE65 5QB

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First

General Information

Services:

The property benefits from mains electricity, water and drainage. Gas central heating.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Local Planning Authority and Council Tax Band:

South Derbyshire District Council—Council Tax Band C.

Directions:

What3words:///tend.verges.microchip

Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





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