





This charming Victorian two-bedroom end-terrace home, ideal for first-time buyers, is offered with no chain, vacant possession, and has been recently redecorated throughout. Situated in a sought-after village location with excellent transport links, the property provides bright and spacious accommodation and boasts a notably large and private rear garden.

The ground floor features a welcoming sitting room with polished wooden flooring, leading into an inner hall and a generous dining room. The spacious kitchen offers ample workspace with fitted units, integrated cooking appliances and space for additional white goods, while a rear porch provides extra storage and direct access to the garden.

On the first floor, there are two well-proportioned double bedrooms, with the second bedroom benefitting from over-stairs storage and loft access. The family bathroom includes a modern white suite with a mains-fed shower over the bath and an airing cupboard housing the central heating boiler.

Outside, the front garden is designed for low maintenance with a gated entrance. To the rear, the property enjoys a lovely laid-to-lawn garden stretching approximately 100ft.

Hatton and Tutbury sit side-by-side on the Staffordshire–Derbyshire border, offering a wonderful blend of village charm, convenient amenities and excellent transport links. Residents enjoy easy access to local shops, cafés, pubs and a Co-op supermarket, along with the Tutbury & Hatton railway station for direct commuter routes. The area is rich in character, with Tutbury's historic castle, attractive period buildings and riverside walks along the Dove. With good local schools, community facilities and beautiful countryside on the doorstep, providing an appealing, well-connected setting for modern village living.



Lounge

Entered via a composite front door, the lounge features a UPVC double-glazed window to the front elevation and a traditional timber Adam-style fireplace (gas supply currently capped). The room benefits from panelled flooring, a central-heating radiator, TV aerial point, and a convenient meter cupboard housing the gas meter. An internal opening leads through to:

Dining Room

A bright and versatile space with staircase rising to the first-floor landing, central-heating radiator, and a second Adam-style fireplace (gas supply currently capped). A UPVC double-glazed internal door opens to the:

Rear Porch

Featuring glazed windows to the rear and side elevations, along with a double-glazed timber rear access door.

Kitchen

Fitted with a range of matching base and wall units with wood-block drop-edge work surfaces. Integrated features include a composite sink and drainer with mixer tap, induction hob with extractor hood, oven and grill, and an integrated dishwasher. There is space and plumbing for freestanding under-counter appliances. The kitchen enjoys a UPVC double-glazed window to the rear elevation, an additional glazed side window, and a central-heating radiator.

Landing

With a central-heating radiator, smoke alarm, and doors leading to the first-floor accommodation.



Bedroom One

A well-proportioned double room with UPVC double-glazed window to the front elevation, panelled flooring, and central-heating radiator.





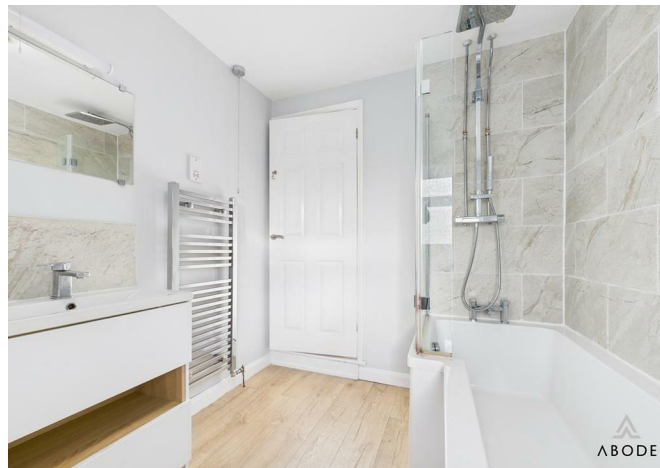
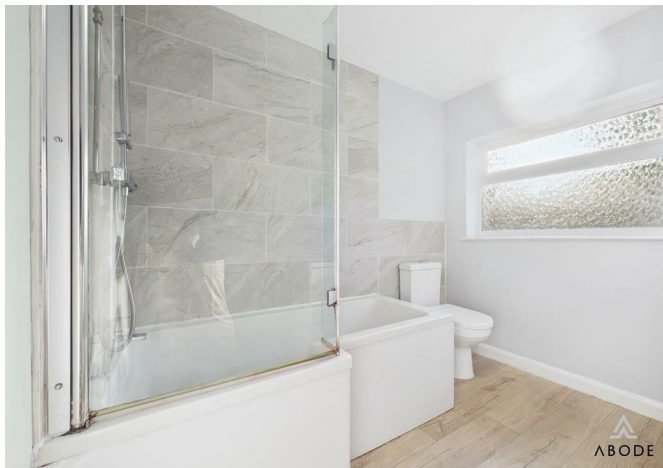


Bedroom Two

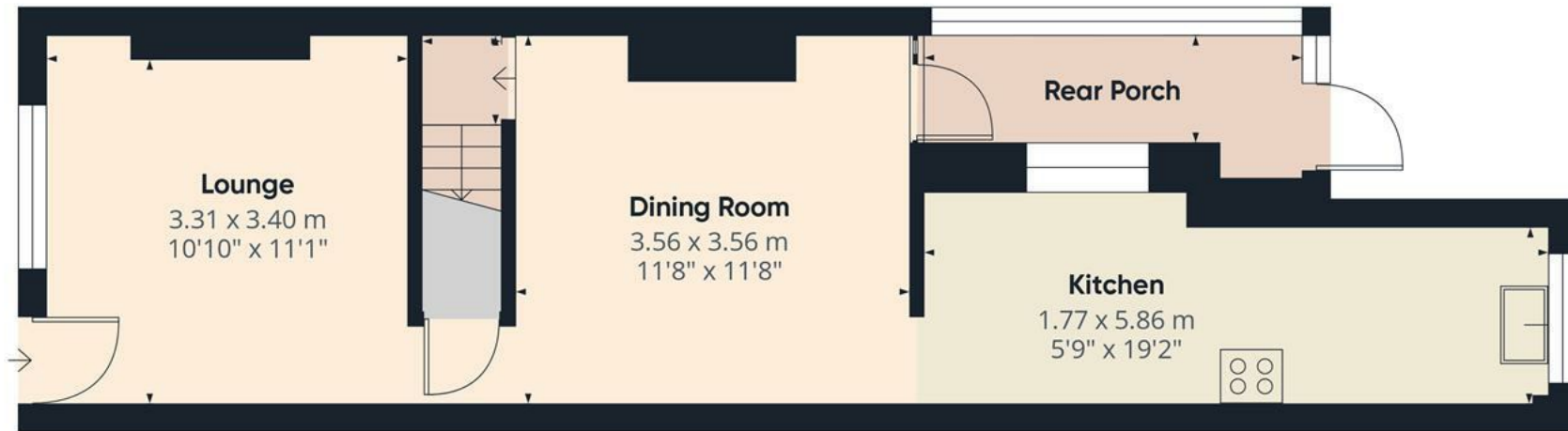
Offering a UPVC double-glazed window to the rear elevation, central-heating radiator, useful over-stairs storage cupboard with coat hooks, and access to the loft space via hatch. A larger secondary loft hatch is also present.

Bathroom

Fitted with a three-piece suite comprising low-level WC, vanity wash basin with mixer tap and tiled splashback, and a P-shaped bath with glass screen and waterfall shower over, complemented by tiled surrounds. Additional features include a UPVC double-glazed frosted window to the rear elevation, chrome heated towel radiator, shaving point, and a storage cupboard housing the Bosch combination gas boiler.







Floor 0

Approximate total area⁽¹⁾
72.6 m²
782 ft²



Floor 1

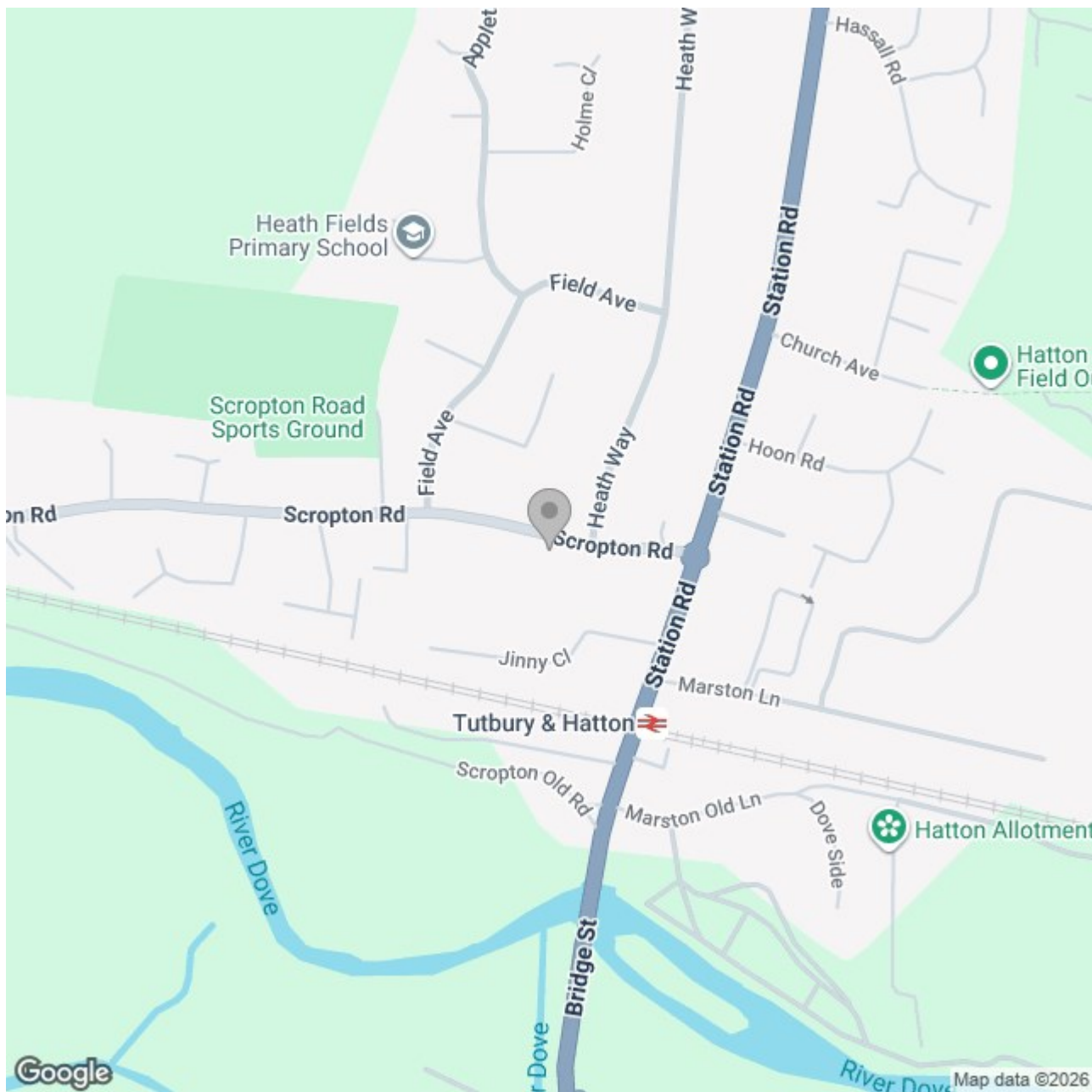
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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		
	55	86

England & Wales

EU Directive
2002/91/EC