



Scropton Road, Hatton, Derby, DE65 5DT

Nicholas
Humphreys

Asking Price £245,000

Situated in the heart of the popular village of Hatton, this well-presented detached bungalow is offered for sale with no upward chain. Set back from the road with ample off-road parking, secure gated access to a carport and detached garage, the property offers spacious living throughout.

The accommodation comprises a welcoming hallway, generous lounge with bay window, fitted breakfast kitchen, two double bedrooms, the master with fitted wardrobes, and shower room.

Outside, the low-maintenance rear garden enjoys a good degree of privacy with raised planting beds, garage and garden shed. An ideal purchase for those looking to downsize or enjoy village living, with excellent access to local amenities and transport links.



The Accommodation

Situated in the heart of the popular village of Hatton, this modern detached bungalow occupies a sought-after residential location and is offered for sale with no upward chain. Set back from the road behind a generous frontage, the property benefits from a driveway providing off-road parking for a wide variety of vehicles, with secure double gates leading to a covered carport and the rear garden.

The accommodation is entered via a uPVC double-glazed front entrance door leading into a welcoming reception hallway. The hallway provides a radiator, access to the loft space and an internal door leading through to the main living accommodation.

Positioned to the front elevation, the spacious lounge is a bright and comfortable room featuring a polished stone fireplace as the focal point, a uPVC double-glazed bay window allowing plenty of natural light, and radiators providing complementary heating.

The fitted kitchen spans the rear of the property and offers a comprehensive range of fitted base cupboards, drawers and matching eye-level wall units, together with a useful breakfast bar. Integrated appliances include a Neff oven with a four-ring Neff hob and extractor hood above, whilst there is a stainless steel sink unit with mixer tap and freestanding appliance space for a washing machine, dishwasher and fridge freezer (included within the sale). Finished with tiled flooring, the kitchen enjoys views over the rear garden through a uPVC double-glazed window and has a further uPVC double-glazed door providing direct access into the covered carport.

The bungalow offers two well-proportioned bedrooms. The principal bedroom overlooks the private rear garden and benefits from an extensive range of built-in wardrobes with overhead storage cupboards together with a radiator (bed Included). The second bedroom is positioned to the front elevation and includes a radiator and uPVC double-glazed window.

Completing the accommodation is the shower room, fitted with a corner shower enclosure, low-level WC, bidet and hand wash basin. A built-in cupboard houses the gas-fired combination boiler supplying the domestic hot water and central heating system, whilst a radiator and uPVC double-glazed window complete the room.

Outside, the property enjoys a low-maintenance rear garden designed for ease of upkeep, incorporating paved patio areas, attractive raised planting beds and fenced boundaries providing a good degree of privacy. A covered carport leads through to the detached single garage, fitted with a roller door and separate personnel door, whilst a useful garden shed provides additional external storage. Offered with no upward chain, this well-presented detached bungalow presents an excellent opportunity for those seeking single-storey living within this highly regarded village location.

Hallway

Lounge

4.57m x 3.68m (15'0 x 12'1)

Kitchen

3.53m x 2.18m (11'7 x 7'2)

Bedroom One

3.53m x 2.74m (11'7 x 9'0)

Bedroom Two

2.74m x 2.36m (9'0 x 7'9)

Shower Room

2.36m x 1.98m (7'9 x 6'6)

Awaiting EPC Inspection

The home is deceased estate and currently going through probate which can cause a delay to the purchase process.

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: C

Local Authority: South Derbyshire

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Useful Websites: www.gov.uk/government/organisations/environment-agency

An on-site management fee may apply to all modern or new developments.

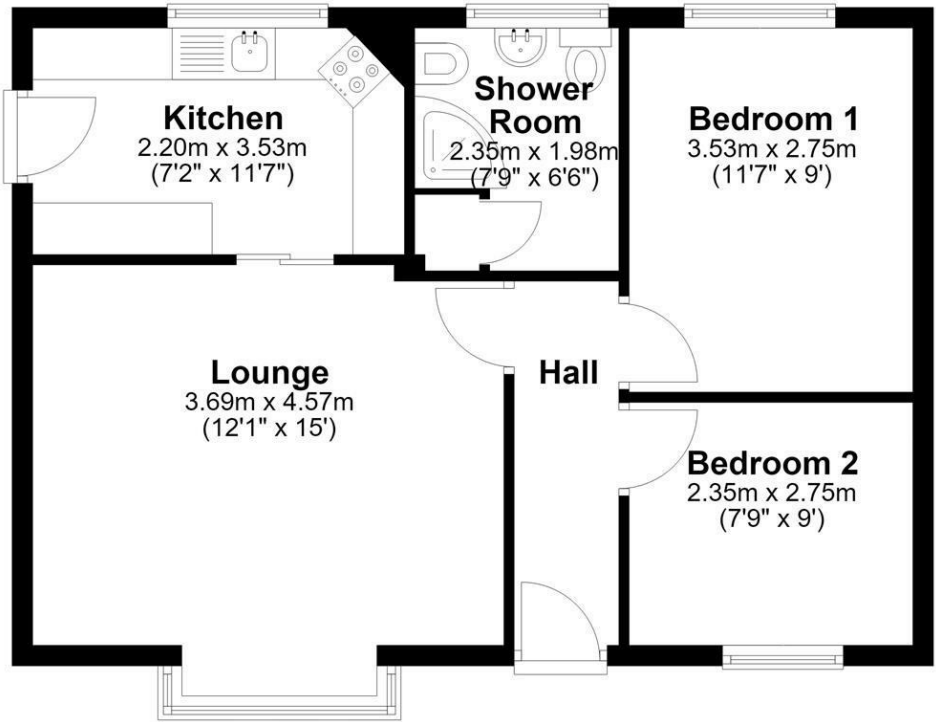
Anti-Money Laundering (AML) Requirements

In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via “Thirdfort” and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure. Please ensure you have viewed the agent’s full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process. The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. Draft details awaiting vendor approval and subject to change





Ground Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(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	

This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

01283 528020
NICHOLASHUMPHREYS.COM

183 High Street, Burton upon Trent, Staffordshire, DE14 1HN

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Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective Licence Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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