



Scropton Road, Hatton, Derby

**** Character Cottage ** Attractive Rear Views ** Rural Location ** Three Storey Accommodation ****

A delightful charming end of terrace home offering modernised interior accommodation benefiting uPVC double glazing and gas central heating. The home opens with a lounge on the front aspect with the focal point being the multi fuel burning stove set within the chimney breast. The dining room on the rear elevation opens into the fitted kitchen with a wide selection of units, built-in oven and hob and a uPVC side door to the uPVC double glazed conservatory.

The first floor has two generous bedrooms and a modern fitted bathroom offering a four piece bathroom suite with separate shower enclosure and bath. Stairs from the first floor landing lead up to the master bedroom within a converted attic space with dormer window to the rear elevation with far reaching views across washland and Tutbury Castle, walk-in wardrobe area and access to the loft storage space.

Outside is a side access from the front to the rear garden with patio, lawn and stone seating areas.



The Accommodation

Ground Floor

The front door leads in from the front stone garden to the the interior accommodation, benefiting uPVC double glazing and gas central heating throughout. The lounge on the front aspect has a window to the front elevation, laminate flooring and the focal point being the multi fuel burning stove set within the chimney breast. The dining room on the rear elevation has a useful under stair storage cupboard, laminate flooring with stairs rising to the first floor accommodation, and opens into the fitted kitchen.

The kitchen with a wide selection of fitted units, built-in oven and hob with an extractor above, freestanding plumbing and appliance spaces, and a uPVC window and side door to the uPVC double glazed conservatory. The conservatory has a polycarbonate roof with windows and door to the garden.

First Floor

The landing has an access door to the second staircase rising to the master bedroom, and doors leading to two further generously sized bedrooms on both front and rear aspects. The modern bathroom offers a four piece white bathroom suite comprising; WC, hand wash basin, bath and separate shower enclosure with complimentary floor and wall tiling.

Second Floor

The roof space within the home has been converted with a rear dormer to offer this master bedroom with far reaching views towards Tutbury Castle and rural countryside beyond. There is a walk-in wardrobe area with sky light window and access to recess loft storage space.

Lounge

3.53m x 3.51m (11'7 x 11'6)

Dining Room

3.56m x 3.51m (11'8 x 11'6)

Kitchen

3.61m x 1.91m (11'10 x 6'3)

Conservatory

3.61m x 1.88m (11'10 x 6'2)

Master Bedroom

4.57m x 3.12m (15'0 x 10'3)

Bedroom Two

3.56m x 2.64m (11'8 x 8'8)

Bedroom Three

3.51m x 2.01m (11'6 x 6'7)

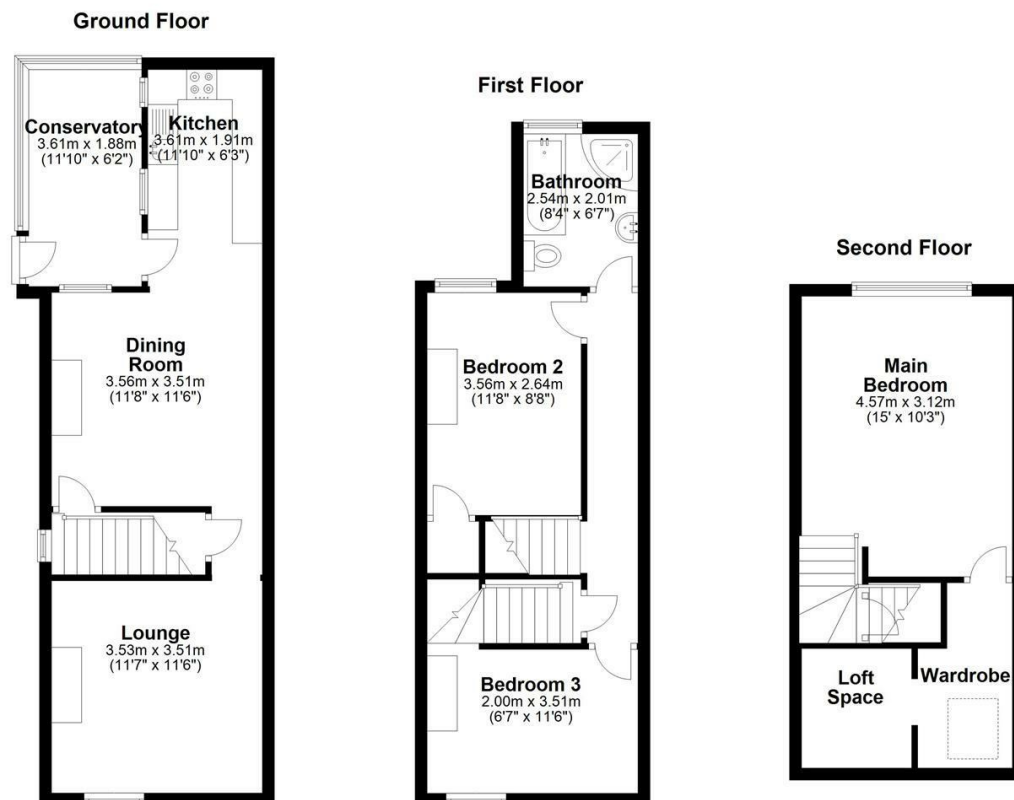
Bathroom

2.54m x2.01m (8'4 x6'7)

Draft details awaiting vendor approval and subject to change.







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Plan produced using PlanUp.

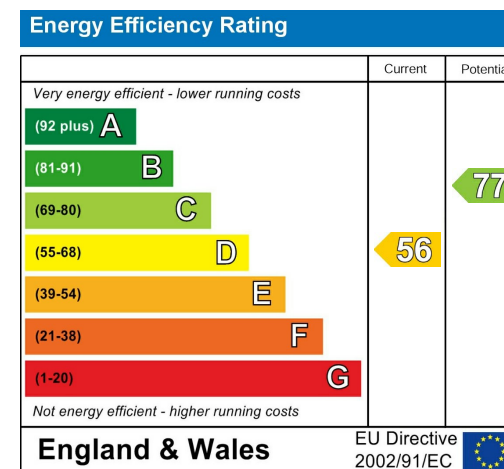
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