



**Woodmans Croft, Hatton, Derby, DE65 5QQ**

Nicholas  
**Humphreys**

**Asking Price £255,000**

A well-presented three-bedroom detached family home occupying a quiet cul-de-sac position within the popular village of Hatton.

Offering a spacious lounge, reception hallway, separate dining room, modern fitted kitchen and conservatory. The first floor offers three good size bedrooms alongside a modern fitted bathroom.

Outside a detached garage, generous driveway parking and a beautifully landscaped low-maintenance rear garden. Ideally positioned for local amenities and excellent transport links via the A38 and A50, this property is perfectly suited to families seeking a move-in ready home. Internal viewing is highly recommended



**The Accommodation**

Situated within a quiet cul-de-sac position in the highly regarded village of Hatton, this well-presented detached family home offers spacious accommodation, ample off-road parking and a beautifully landscaped low-maintenance rear garden, making it an ideal purchase for the growing family.

The property is set back from the road behind a block-paved frontage, with a side block-paved driveway providing off-road parking for several vehicles and leading to a detached single garage. A secure uPVC double-glazed entrance door opens into a welcoming reception hallway, featuring a staircase rising to the first-floor accommodation, radiator and an internal door leading into the main living accommodation.

Positioned to the front elevation, the comfortable lounge enjoys a uPVC double-glazed window, radiator and an attractive feature fireplace with inset gas fire, creating a cosy focal point to the room. A door leads through to the separate dining room, which offers ample space for family dining, benefits from a double radiator and uPVC double-glazed French doors opening into the conservatory.

The modern fitted kitchen is well equipped with a comprehensive range of gloss-fronted base cupboards and matching eye-level wall units, complemented by integrated appliances including an electric oven, built-in microwave, four-ring electric hob with angled extractor hood above and a slimline integrated dishwasher. The kitchen also provides plumbing and appliance space for a washing machine, ceramic tiled flooring, a useful under-stairs storage cupboard, radiator, uPVC double-glazed window and a door leading directly to the rear garden.

To the rear of the property, the spacious conservatory provides an excellent additional reception area overlooking the landscaped garden. Finished with ceramic tiled flooring, uPVC double-glazed windows, a combined ceiling light and fan, together with an air conditioning unit, this versatile room can be enjoyed throughout the year.

The first-floor landing benefits from a side-facing uPVC double-glazed window, loft access and an airing cupboard. The master bedroom spans the front elevation and offers built-in wardrobes, an additional storage cupboard, radiator and uPVC double-glazed windows. Two further bedrooms are located to the rear of the property, comprising a generous second double bedroom and a well-proportioned single bedroom.

Completing the accommodation is the family bathroom, fitted with a modern white suite incorporating a low-level WC, pedestal wash hand basin and panelled bath with shower above and glazed shower screen. The room is complemented by attractive wall tiling, radiator and a uPVC double-glazed window.

The property benefits throughout from uPVC double glazing and gas central heating, supplied by a gas-fired combination boiler discreetly housed within the kitchen.

Outside, the detached single garage benefits from a uPVC window and pedestrian access door. The enclosed rear garden has been thoughtfully landscaped for ease of maintenance, featuring an attractive paved patio, artificial lawn and an additional sun terrace positioned behind the garage, all enclosed by timber fencing to provide a private outdoor space ideal for entertaining and family enjoyment.

Hatton remains one of the area’s most sought-after villages, offering an excellent range of local shops, schools, pubs and everyday amenities, whilst providing superb access to the A38 and A50 road networks for commuting to Derby, Burton upon Trent and beyond.

Internal viewing is highly recommended. All viewings are strictly by appointment only.

**Hallway**

**Lounge**

4.22m max x 3.91m max (13'10 max x 12'10 max)

**Dining Room**

3.40m x 2.46m (11'2 x 8'1)

**Kitchen**

3.40m x 2.39m (11'2 x 7'10)

**Conservatory**

3.58m x 2.90m (11'9 x 9'6)

**Bedroom One**

3.94m to cupboard x 3.23m min + recess (12'11 to cupboard x 10'7 min + recess)

**Bedroom Two**

2.87m x 2.39m (9'5 x 7'10)

**Bedroom Three**

2.39m x 2.03m (7'10 x 6'8)

**Bathroom**

1.93m x 1.78m (6'4 x 5'10)

**Detached Garage**

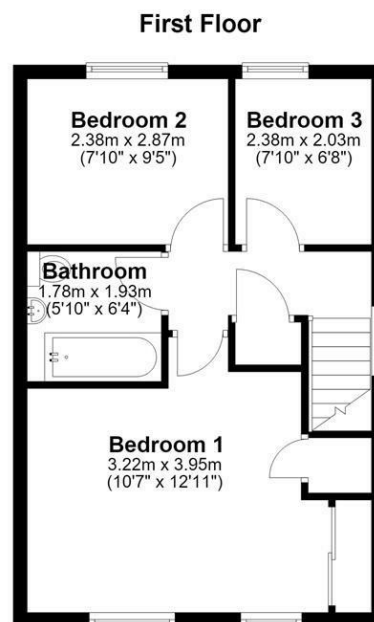
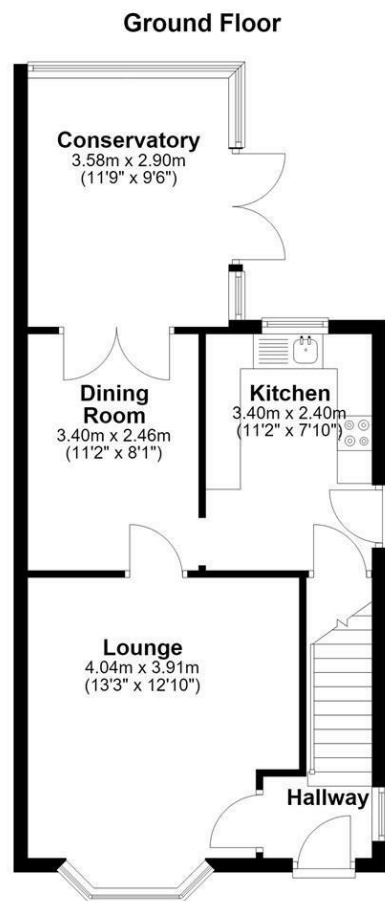
Awaiting EPC Inspection  
Property construction: Standard  
Parking: Drive & Garage  
Electricity supply: Mains  
Water supply: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Council Tax Band: C  
Local Authority: South Derbyshire  
Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>  
Useful Websites: [www.gov.uk/government/organisations/environment-agency](http://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









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) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            | <b>71</b>                                                                                                     | <b>77</b> |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | 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

**AML & ID Verification Checks & Charges.** In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

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>

01283 528020

NICHOLASHUMPHREYS.COM

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