



Appletree Road, Hatton, Derby, DE65 5EF

Nicholas
Humphreys

£158,000

Appletree Road, Hatton

Modern end townhouse in a popular village location, ideal for first-time buyers or downsizers. Well-presented throughout with gas central heating and UPVC double glazing, the home features a front lounge, fitted kitchen, and a bright garden room with vaulted ceiling. There is a utility and guest WC off the welcoming hallway. The first floor is dedicated to a spacious master bedroom with ensuite shower room. Outside, there's a generous low-maintenance corner plot garden, two storage sheds, driveway parking, and additional parking potential. Excellent access to local amenities and major road links. Viewing strictly by appointment.



The Accommodation

Situated in the sought-after village of Hatton, this modern end townhouse offers an excellent opportunity for a first-time buyer or downsizer. With a wealth of local amenities on the doorstep and convenient access to the A38 and A50 road networks, the property is ideally positioned for ease of travel. Benefiting from UPVC double glazing and gas central heating, the home combines comfort, practicality, and low-maintenance living.

The side entrance door opens into a welcoming reception hallway, with access to a guest cloakroom fitted with a low-level WC, hand wash basin with storage beneath, and stylish ceramic wall tiling. To the front of the home is a comfortable lounge (currently used as bedroom) featuring a UPVC double glazed bow window, a staircase rising to the first floor, and a useful built-in under-stairs storage cupboard.

The fitted kitchen offers a range of base cupboards and drawers with preparation surfaces above, a built-in oven with electric hob, and spaces for a fridge and freezer. From here, a doorway leads to the purpose-built garden room, an attractive and versatile space with a vaulted insulated ceiling, atrium-style roof light, and UPVC double glazed windows overlooking the rear garden. French doors open to a utility area housed within a temporary timber structure, offering additional storage and appliance space, along with direct garden access.

The first floor is dedicated to a generous master bedroom suite, enjoying views over the rear garden. Within the bedroom is the wall-mounted gas-fired combination boiler, while a private ensuite provides a shower enclosure, WC, hand wash basin, and complementary wall tiling.

Externally, the property occupies a corner plot with a low-maintenance patio-style garden, paved and decked seating areas, and two substantial storage sheds. Gated side access leads to the front, where a driveway offers off-road parking, complemented by a gravelled garden area that could be adapted for further parking if desired.

All viewings are strictly by appointment only.

Hallway

Guest Cloakroom

Lounge

2.67m x 2.62m (8'9 x 8'7)

Kitchen

3.00m x 2.74m max (9'10 x 9'0 max)

Garden Room

3.71m x 3.43m (12'2 x 11'3)

Utility Area

3.63m x 3.58m (11'11 x 11'9)

Timber Structure

First Floor

Bedroom One

4.06m max x 2.59m (13'4 max x 8'6)

En-suite Shower Room

Rear Garden & Driveway

Draft details awaiting vendor approval and subject to change

Property construction: Standard (Except Utility)

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: A

Local Authority: East Staffordshire Borough Council

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.

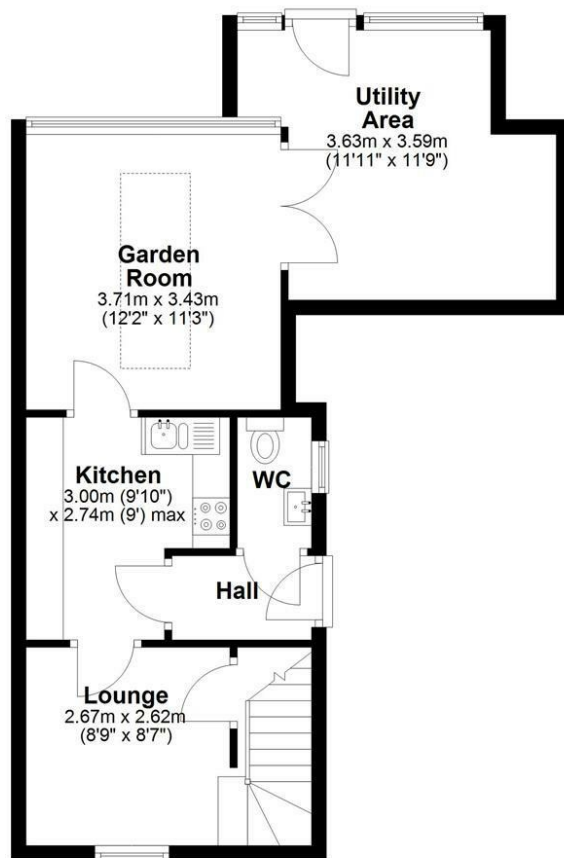
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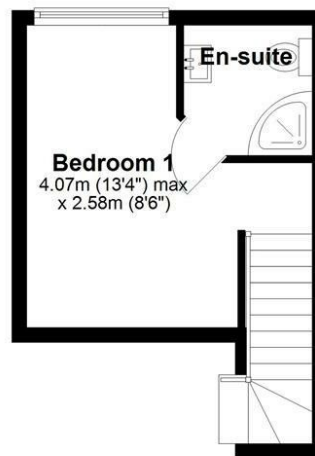




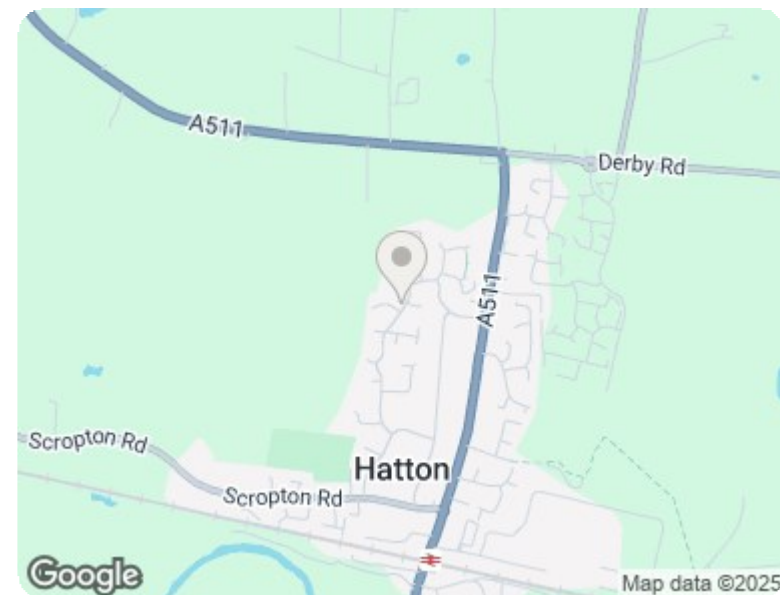
Ground Floor



First 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		87
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band A

Freehold

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.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

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 License 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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