



Church Avenue, Hatton, Derby

A unique deceptively extended detached family home offering superior accommodation on the edge of the village, siding onto open fields. The interior accommodation in brief opens with a reception hallway, study and lounge with log burning stove within an brick chimney breast with a walk-in bay window across the front aspect. The unique feature of the home is the impressive rear extension to create a generous open plan living space, incorporating an open plan lounge diner with aluminium bi fold doors onto the rear garden, with an atrium double glazed window to provide an abundance of natural light.

The modern fitted kitchen has a wide selection of units with quartz work surfaces continuing across to the centre island, and a wide selection of built-in appliances. Concluding the ground floor is a utility room housing the gas fired combination boiler and guest WC.

The first floor has the master suite on the front aspect with walk-in bay window and a modern contemporary fitted en-suite shower room. There are three further family bedrooms, with the rear bedrooms enjoying an attractive outlook across the garden and fields, and central fitted family bathroom with a modern three piece white bathroom suite.

Outside the home sits at the end of a cul de sac with front garden and driveway, leading to a single garage. There is an attractive rear garden with porcelain tile patio and lawn. Viewings by prior appointment. Council Tax Band D



The Accommodation

Ground Floor

The interior accommodation benefits from uPVC double glazing and gas central heating throughout with neutral decoration and improvements made throughout the home, having been heavily extended to the rear and side elevations.

The home has a front door to the hallway, with door through to the lounge across the front elevation with a walk-in bay window and log burning stove set within the chimney breast and a useful storage cupboard.

The unique feature of the home is the impressive rear extension to create a generous open plan living space, incorporating an open plan lounge diner with aluminium bi fold doors onto the rear garden, an additional set of French patio doors to the driveway, an atrium style double glazed window to provide an abundance of natural light with an open plan arrangement to the modern fitted kitchen and the benefit of wet under floor heating. The kitchen has a wide selection of fitted units with quartz work surfaces continuing across to the centre island, and a wide selection of built-in appliances including Neff oven, induction hob with extractor hood above, concealed fridge freezer and dishwasher. Concluding the ground floor is a study on the front elevation, utility room with further free standing appliance spaces and gas fired combination boiler, and a guest WC with additional coats cupboard.

First Floor

The first floor has a master bedroom suite on the front elevation with walk-in bay window and modern fitted en-suite shower room, with double shower area with twin head thermostatic shower, WC and basin with contemporary wall tiling complimented by the fitted wall mirror. The second bedroom is set across the front aspect with two further bedrooms on the rear aspect with a view onto the garden and fields to the side. The central family bathroom offers a three piece white bathroom suite with shower above the bath.

Outside

The home is located at the end of Church Avenue, alongside the playing field, with front driveway leading to the single garage with power and light. The rear garden has a porcelain tile patio running inline with the bi fold doors, screen fenced boundaries and lawn.

Hallway

Lounge

4.50m max x 3.71m (14'9 max x 12'2)

Study

3.96m x 2.74m (13'0 x 9'0)

Guest WC

Kitchen Diner

6.91m x 2.67m (22'8 x 8'9)

Open Plan Living Room Extension

7.37m x 4.09m (24'2 x 13'5)

Utility Room

2.92m x 1.50m (9'7 x 4'11)

First Floor

Master Bedroom

3.73m x 3.68m (12'3 x 12'1)

En suite Shower Room

Bedroom Two

3.05m x 2.74m (10'0 x 9'0)

Bedroom Three

3.23m x 2.67m (10'7 x 8'9)

Bedroom Four

2.74m max x 2.72m max (9'0 max x 8'11 max)

Bathroom

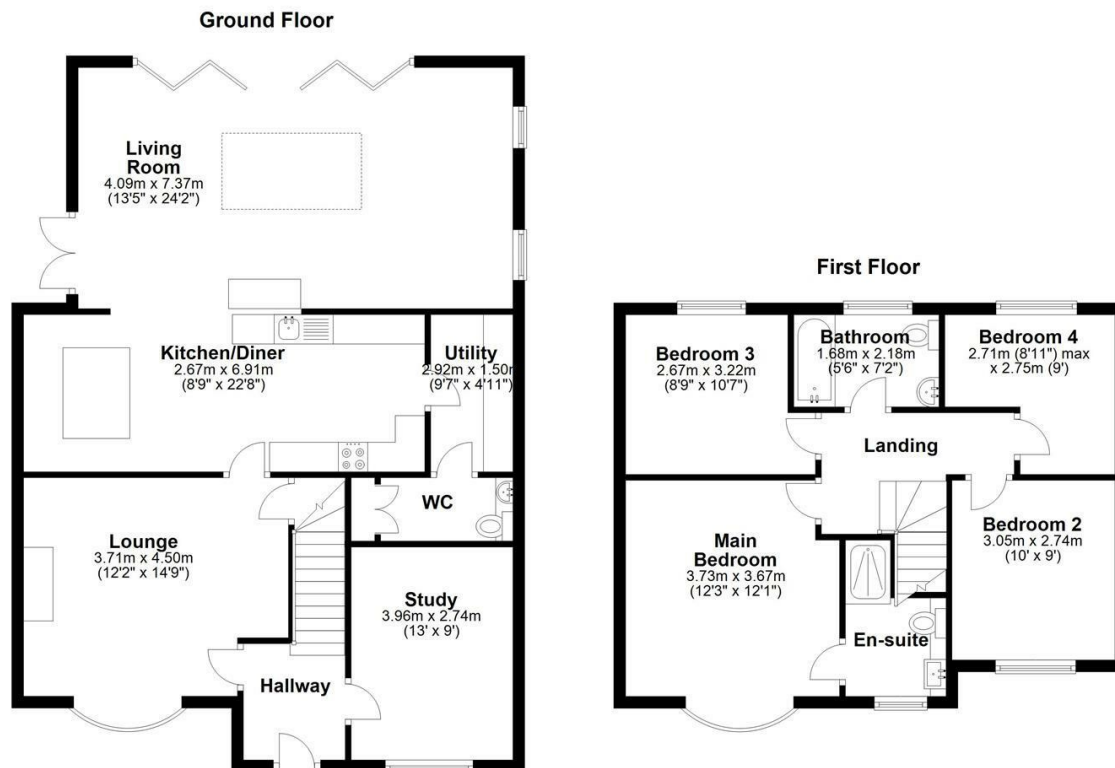
2.18m x 1.68m (7'2 x 5'6)

Garage & Driveway

Draft details awaiting vendor approval and subject to change. Awaiting EPC inspection.







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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.

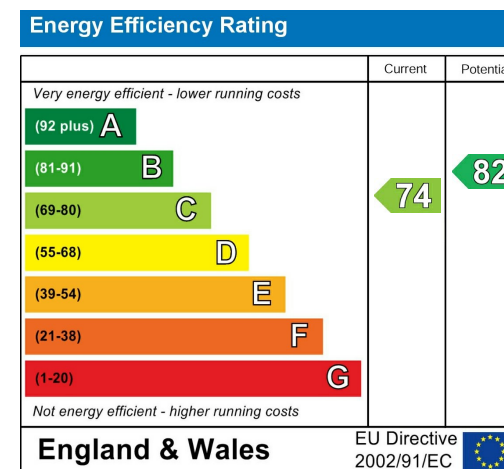
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Freehold



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