



## 3 Flax Croft

Hatton, Derby, DE65 5QJ

£159,950



Two bedroom townhouse in the popular village of Hatton. Benefitting from porch, dining room, lounge, kitchen, lobby area, two bedrooms and family bathroom. Externally there is a driveway to the front of the property and a private landscaped rear garden. Hatton Railway station and amenities close by EPC C



**Porch 7'0" x 2'11" (2.14 x 0.91)**  
Entered via a uPVC feature glazed door with uPVC window to the front aspect, door to dining room, spotlights to ceiling and power point.

**Dining Room 12'8" x 11'3" (3.88 x 3.43)**  
uPVC window to the front elevation with anthracite grey GCH radiator under, curved archway into the lounge, door to lobby area, ceiling light point and wall lights, cupboard housing Gas and Electricity meters, GCH thermostat, power points and carbon monoxide alarm.

**Lounge 14'8" x 12'8" max (4.49 x 3.88 max)**  
uPVC French doors lead out onto the rear garden, open staircase to the first floor, GCH radiator, uPVC window to the rear elevation, power points and smoke alarm to ceiling, aerial point and double power points with USB connections.

**Lobby 7'8" x 2'11" (2.36 x 0.91)**  
With Ideal Logic+ Boiler, outside tap, space for coat and shoe storage, ceiling light point and uPVC semi opaque glazed door to rear garden.

**Kitchen 9'8" x 6'4" (2.97 x 1.94)**  
Fitted with a range of wall, base units and drawers, integrated electric oven and gas hob with stainless steel extractor hood above, roll edge work surface incorporating two round sink bowls, with tiled splash, plumbing for washing machine, standing space for fridge, fuse board to wall, extractor fan, spotlights to ceiling, power and phone point.

**Landing**  
uPVC window to side elevation, loft hatch, spotlights and smoke alarm to ceiling, power point with USB connection, dimmer switch and doors to bedrooms and bathroom.

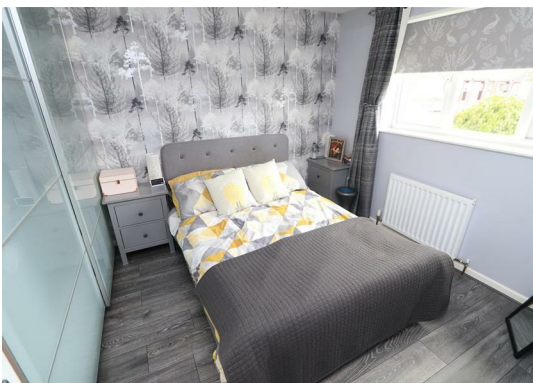
**Bedroom One 9'9" x 9'6" (2.99 x 2.91)**  
Fitted with a double, glazed sliding door wardrobe, uPVC window to rear, GCH radiator under, ample power points with USB, textured ceiling with light point.

**Bedroom Two 9'0" x 6'7" (2.76 x 2.01)**  
With uPVC window to rear, GCH radiator, dimmer switch, double power points and textured ceiling with light point.

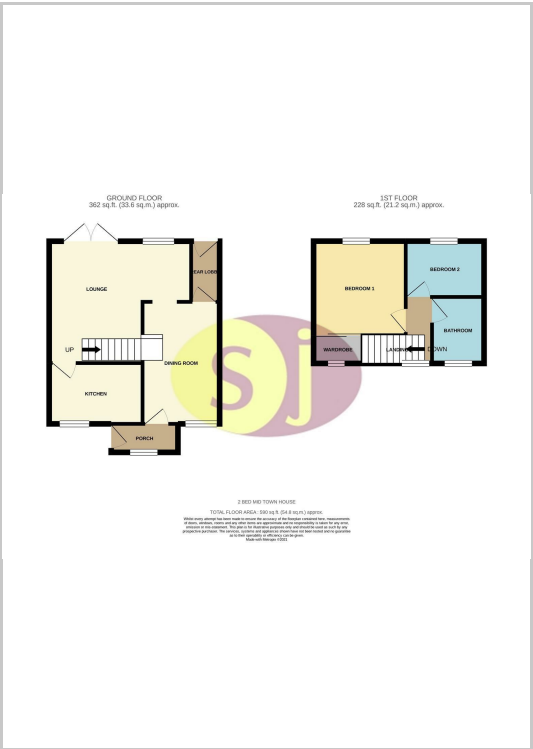
**Bathroom 5'8" x 5'1" (1.75 x 1.55)**  
Comprising Panelled bath with thermostatic shower over, pedestal wash hand basin with chrome mixer tap, low flush push WC, tiled splash, heated towel rail, tiled flooring, obscure uPVC window to the rear aspect and spotlights to ceiling.

**External**  
**Front**  
A combination of tarmac and gravelled driveway offering space for parking, outside light, pathway to the property entrance and fencing separating the neighbouring properties.

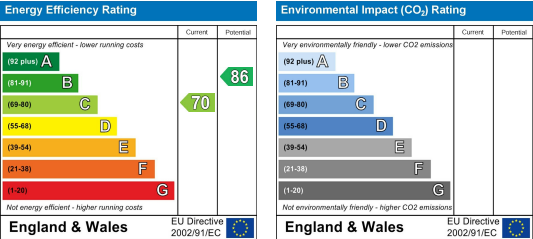
**Rear Garden**  
Beautiful landscaped private garden laid to lawn, gravelled area with stepping stones, decking, gravel board and fenced borders, pathway leads to standing space for shed.



Floor Plans



Energy Efficiency Graph



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