

# Field Avenue, Hatton

aksresidential.com

£175,000



This property at a glance:



1



2



1



0



0



Watch the video



# Field Avenue, Hatton



## Sam says:

*"This home is deceptively spacious! There's a hallway as you walk in which leads through to a spacious living room that runs from the front to the back of the home."*

*Adding even more living space is the conservatory, which is a great addition. The kitchen is to the back of the home where there's plenty of cupboard and countertop space as well as a door out to the garden."*

*Upstairs is just brilliant. There are two double bedrooms and a good sized family bathroom, however bedroom 1 has a walk in wardrobe area which is just fantastic, not what you'd expect from a 2 bedroom property! Upstairs, you'll also find a spiral staircase which leads up to a fantastic loft conversion where there's so much space! A great area for a teen to have their own space or even just for storage. A really versatile space! The garden needs some TLC, but has the potential to be a lovely space. We can really see the vision with this lovely home."*



[aksresidential.com](https://aksresidential.com)



# Field Avenue, Hatton



## Did you spot...

This spacious 2 bed property has a garage to the rear of the property.



## A message from the seller:

*"Mum and Dad lived here for 25 happy years. It's a nice quiet street and having the garage at the back is great for storage. Mum got on really well with both neighbours. This house is full of happy family history and we hope the next owners will be happy here too"*





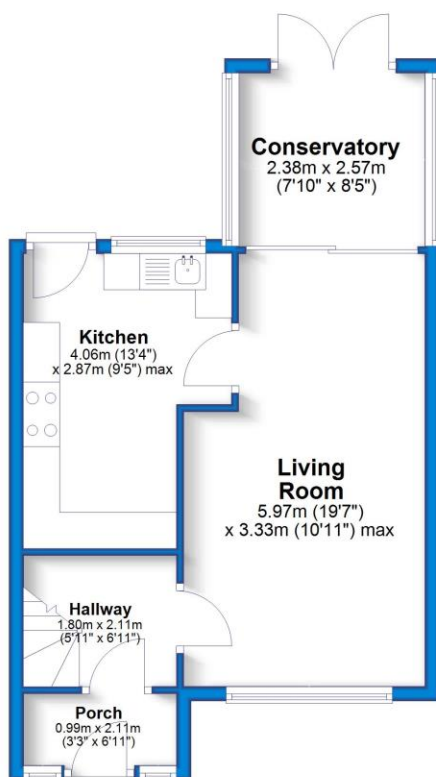
# Floor Plan



aksresidential.com

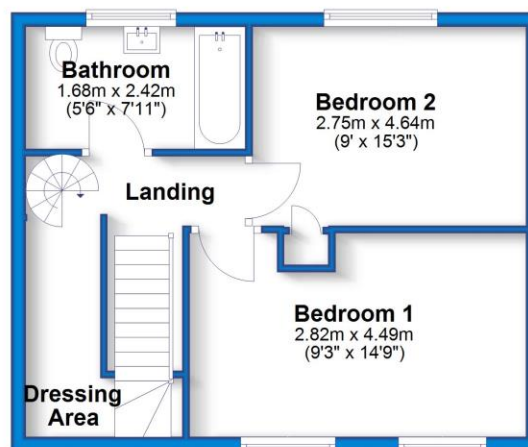
## Ground Floor

Approx. 42.2 sq. metres (454.3 sq. feet)



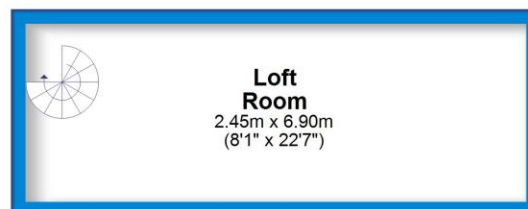
## First Floor

Approx. 35.7 sq. metres (384.5 sq. feet)



## Second Floor

Approx. 16.9 sq. metres (182.1 sq. feet)



Total area: approx. 94.8 sq. metres (1020.9 sq. feet)



## Energy Performance Certificate





200+ 5 star Google Reviews



## Key Features:

- SPACIOUS 2 BEDROOM HOME
- 2 DOUBLE BEDROOMS
- CONSERVATORY
- GARAGE TO THE REAR
- CONVERTED ATTIC CREATING A LARGE ROOM
- EPC TBC



## About the area:

Hatton is a great family village and has something for the whole family. Within the village there is a wide array of amenities with local convenience shops, takeaways, pubs and public transport links to Derby City Centre, Burton Town Centre and the local villages. For commuters, it is ideally situated being just a few minutes' drive to the A50 and is close to the A38 too. There are playing fields within the village as well as being able to walk across the fields along the river Dove.



## Schools:

The local primary school is Heath Fields Primary School and the secondary school is in the neighbouring village of Etwall.



Don't miss out on the chance to own this incredible property!

To book a viewing with  
**Sam** call  
**01332 30 30 30**

**Click here** to watch the property video

