

Marston Old Lane, Hatton

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£325,000



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This property at a glance:



1



3



1



3



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Watch the video



Marston Old Lane, Hatton



Sam says:

"This is a lovely character home in a great location! The first thing that struck me was how close this home is to the amenities Hatton has to offer, as well as being within walking distance of Tutbury whether you choose to walk through the village or the fields, everything is on your doorstep! At the front of the home is a good sized driveway, access to the garage, some garden space and a large gate to the side for access into the garden which is really useful. As you walk in, the hallway leads you through to a beautiful and bright living room which is a great separate living space for relaxing. The opposite side of the hall leads into a large breakfast kitchen with plenty of space for appliances and more than enough room for a family dining table. There is an under stairs space too which could be a great pantry. To the back of the home there's a utility room, downstairs toilet and an additional lean to, which is a great space for muddy boots after those fantastic local walks! This then leads out into the impressive garden with the tall trees for privacy and plenty of space for the shed and greenhouse. Upstairs, there are 3 good sized bedrooms, two of which are doubles with bedroom 3 being a single room. There is also a family shower room. This house has so much potential and could be a great family home".



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Did you spot...

This spacious home
also has a large
private garden



A message from the seller:

"This property has been a family home for over 50 years. This house is believed to have been the first one built on this street and originally was a district nurse's home. We have all grown up with great memories of this home, especially in the garden with our own allotment plot and an area for our hens, huge space to run, play, and hide. We had space for greenhouses where we all had a go at growing vegetables, fruits and flowers. It also attracts a selection of wild birds, we've currently got Blue Tits nesting in the bird box. It truly is a garden for the family. It is a wonderful garden for pets and the location ideal for it's beautiful walks. This property has a big garage/workshop, with electricity too!"

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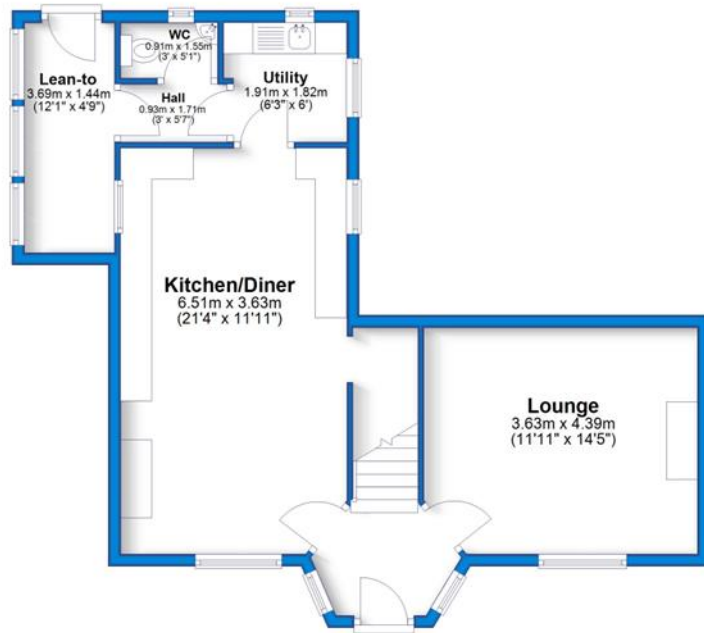


Floor Plan

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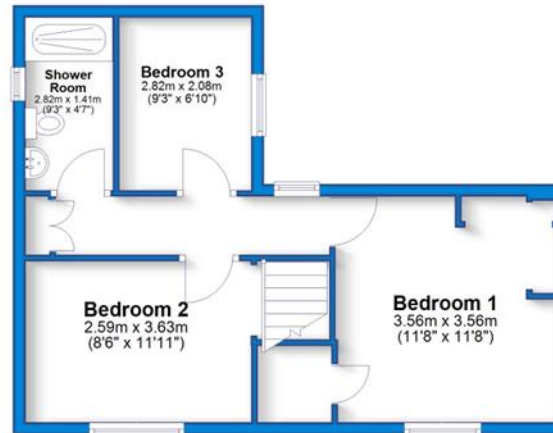
Ground Floor

Approx. 59.0 sq. metres (635.4 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.6 sq. feet)



**Energy
Performance
Certificate**

Total area: approx. 100.2 sq. metres (1078.0 sq. feet)

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Key Features:

- LARGE KITCHEN/DINER
- ORIGINAL FEATURES
- LOTS OF POTENTIAL
- LARGE PRIVATE GARDEN
- VILLAGE LOCATION WITH LOCAL AMENITIES
- PARKING FOR AT LEAST 3 VEHICLES
- EPC TBC



About the area:

Hatton is a great 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.



300+ 5 star Google Reviews



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

