

Hassall Road, Hatton

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Offers in excess of
£260,000



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This property at a glance:



Watch the video



Hassall Road, Hatton

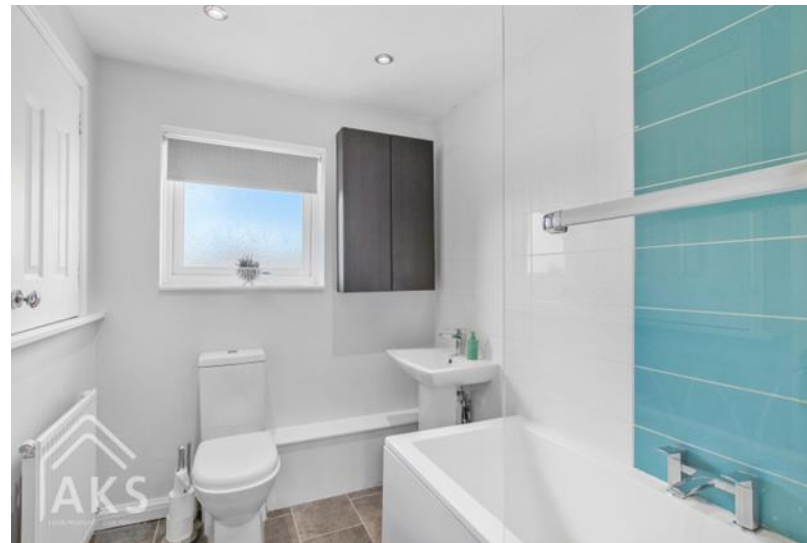


Mikaela says:

"As you head inside the house, there's a bright, spacious hallway with access into the handy downstairs WC. The ground floor has been thoughtfully reconfigured to maximise the living space. The former garage has been converted into a sleek, modern kitchen featuring a glossy black finish and integrated appliances, the perfect space for cooking. At the back of the home are the living and dining rooms, which have been opened up to create a large, versatile living space.

Upstairs, the home has three well-proportioned bedrooms, offering flexibility for families, guests, or home working. There are two double bedrooms, both of which have built in wardrobes, with plenty of room for additional furniture. The third bedroom is a single, ideal as a child's room, nursery, or study. The family bathroom has a modern suite with bath and overhead shower.

Set on a generous corner plot, the west-facing garden is one of my favourite parts of the home, perfect for soaking up afternoon and evening sunshine. A paved patio area offers an ideal spot for outdoor dining, while the neatly maintained lawn provides space to play or a space to add your own touch. The side access adds practicality, making it easy to bring in bikes, bins, or gardening tools without passing through the house. This would make such a great family home, in a lovely village location, on a corner plot!"



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Did you spot...

This lovely 3 bed home is available with no upward chain



A message from the seller:

"Thank you for taking the time to look at my house. I have lived here for 11 years and have always felt safe and happy in this house. The central location has meant I can travel easily for work as I've been close to road networks but at the same time, being able to walk to the local curry house or to restaurants in the next village on a weekend has been great. Life circumstances have meant it is time to move on and I hope you will be able to enjoy this house and be as happy in it as I have been."

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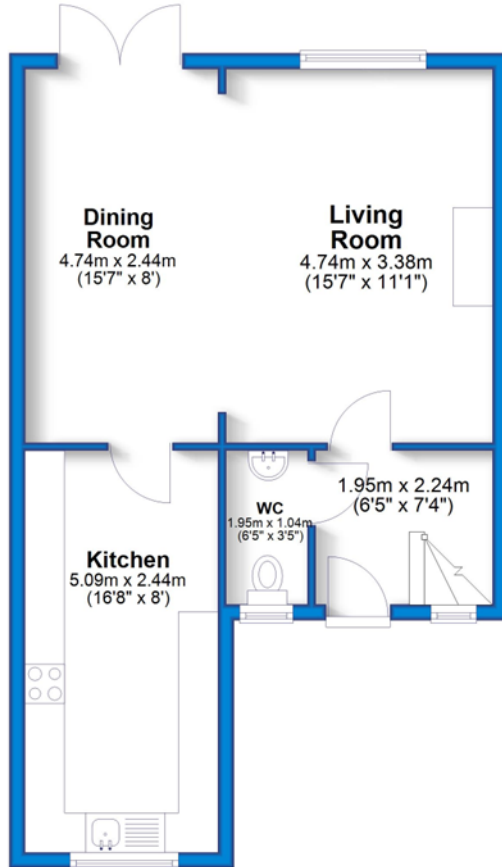


Floor Plan

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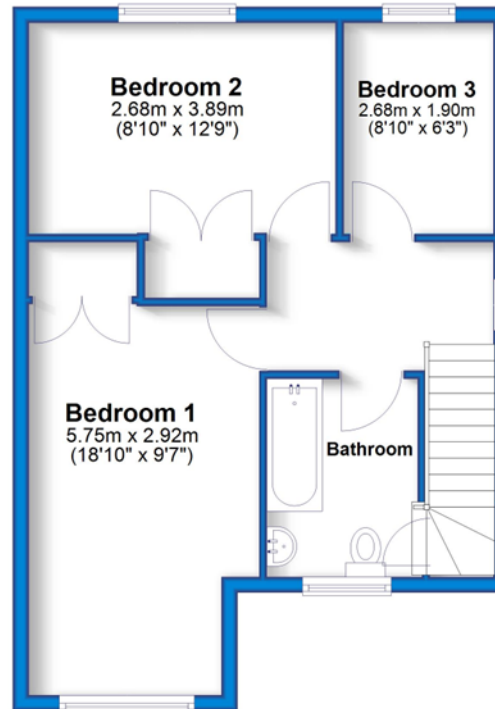
Ground Floor

Approx. 47.9 sq. metres (515.8 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.6 sq. feet)



Total area: approx. 93.0 sq. metres (1001.4 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	82
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Key Features:

- NO UPWARD CHAIN!
- 3 BEDROOM DETACHED HOUSE
- SPACIOUS LAYOUT
- CORNER PLOT
- 2 PARKING SPACES - 1 DRIVEWAY AND 1 ALLOCATED
- CLOSE TO LOCAL AMENITIES
- EPC RATING D



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.



300+ 5 star Google Reviews



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

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

[Click here](#) to watch the property video



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