

Balmoral Way, Hatton

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Offers in excess of
£220,000



This property at a glance:



1



3



2



2



B



Watch the video



Balmoral Way, Hatton



Mikaela says:

"This house still feels brand new, the current owners have kept it very neutral, making it perfect for the next family to move into and put their own stamp on it. As you go inside there is a small hallway as well as the downstairs WC, really handy for guests or small children. The lounge is a great size, plenty of room for 2 sofas and a chair! A great feature in this house is the stairway in the middle of the house which is closed in by the living room door and an additional kitchen door, I think this is perfect if you have young children or pets for keeping the rooms sectioned off. The kitchen is my favourite room in this house, it's nice and modern and has all the necessary appliances integrated, so handy!"

Upstairs has two double rooms and a lovely little single. Bedroom one benefits from a modern en-suite shower room. There is also a family bathroom, with the benefit of the bath and shower! The garden is a good size, and has plenty of patio space for furniture and a side access gate. The current owners have even said they will leave the shed. All in all, this property makes a fantastic first home or would suit a small family!"



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Did you spot...

This fantastic 3 bed home
is still under NHBC
warranty



A message from the seller:

"We have loved living here, it was the perfect house for us to move into as a couple and then welcome our daughter. The local area is lovely, we enjoy our (almost!) daily walks or runs down to the brook and fields nearby and there are good play parks nearby for our daughter and shops and pubs. After 3.5 years here we have decided to move to be closer to family in another area. We will miss this house and the new friends we have made since living here, especially our next door neighbours (both sides!)"





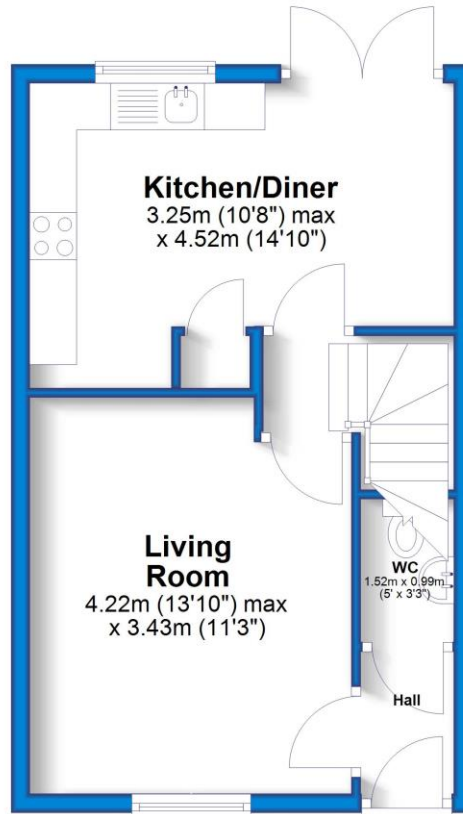
Floor Plan



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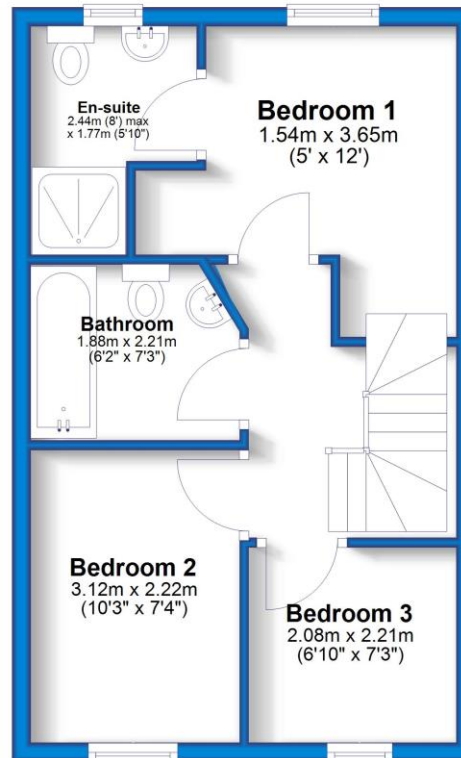
Ground Floor

Approx. 34.4 sq. metres (370.2 sq. feet)



First Floor

Approx. 35.1 sq. metres (377.7 sq. feet)



Total area: approx. 69.5 sq. metres (747.9 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Key Features:

- 3 BEDROOM END-TERRACE HOUSE
- KITCHEN DINER WITH INTEGRATED APPLIANCES
- SIDE BY SIDE DRIVEWAY PARKING
- NEUTRAL DÉCOR
- STILL UNDER NHBC WARRANTY
- EPC RATING B



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. An added benefit is the park that has recently been opened on the estate!



Schools:

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



200+ 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 view the property video.

