

Station Road, Hatton

aksresidential.com

Offers in excess of
£180,000



This property at a glance:



2



2



1



0



E



Watch the video



Station Road, Hatton



Mikaela says:

"This house really is a Tardis. Situated on Station Road in Hatton, you're in the heart of the Village here. As you enter, you're welcomed into the first reception room—a generous space with neutral décor, a charming feature fireplace, on trend light fixtures, and stylish shutter blinds, creating a lovely modern space. The second reception room mirrors the first in size, offering fantastic versatility for dining, lounging, or even a home office. The rear of the house has been extended, creating space for the newly fitted kitchen with patio doors leading out to the garden and a really handy downstairs toilet too!"

Upstairs, you'll find two spacious double bedrooms, each offering plenty of room for a large bed and additional storage. The front bedroom has built-in storage above the stairs, while the rear bedroom has a gorgeous feature fireplace. The family bathroom is also an extension of the original house, with a brand new fitted bathroom, this is a really lovely space.

The Garden is a lovely suntrap, with mature trees behind making it nice and private. There is a gate at the back of the garden allowing access round to the front of the house. If you're looking for a home with character as well as somewhere you can move straight in to, this house would make a great choice!"



aksresidential.com

Station Road, Hatton



Did you spot...

This great sized 2 bed home is for sale with no upward chain



A message from the seller:

"Welcome to this lovely home. This house has been a happy family home for many years seeing children grow up and making many happy memories. With its ideal location it has been at the heart the local community and enjoys the fact that the neighbours in and around Station Road have always looked out for each other. Its time for someone else to enjoy it now and we wish you well."



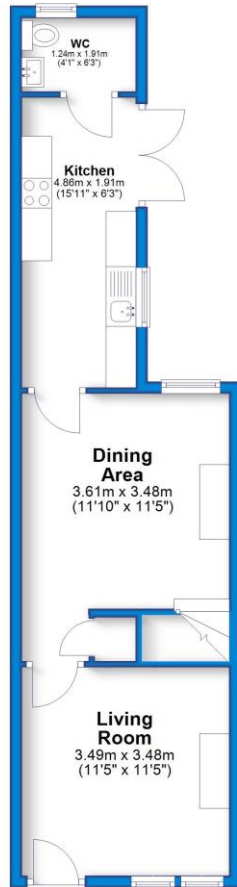


Floor Plan

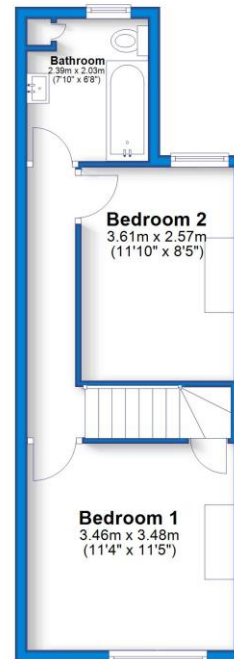


aksresidential.com

Ground Floor
Approx. 40.2 sq. metres (432.4 sq. feet)




First Floor
Approx. 33.3 sq. metres (358.3 sq. feet)



Total area: approx. 73.5 sq. metres (790.7 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	47	84
(81-91) B		
(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:

- 2 BEDROOM END OF TERRACE HOUSE
- NEWLY FITTED KITCHEN
- 2 LARGE DOUBLE BEDROOMS
- RENOVATED THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- EPC RATING E
- 2 GOOD SIZED RECEPTION ROOMS



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.



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.

