





ABODE are pleased to offer this two bedroom ground floor maisonette situated in Hatton which has great local road links and easy access to Burton and Derby.

This is a great opportunity to secure a beautiful property in a much sought after location which offers superb local amenities including schooling and leisure activities.

In brief, the accommodation provides - Fully fitted kitchen with a great selection of wall and base units. Large living area. Two bedrooms, one double in size and one single. These rooms are serviced by a jack and jill family bathroom which is a four piece suite.



To the frontage there is off road parking for one car and visitor spaces.

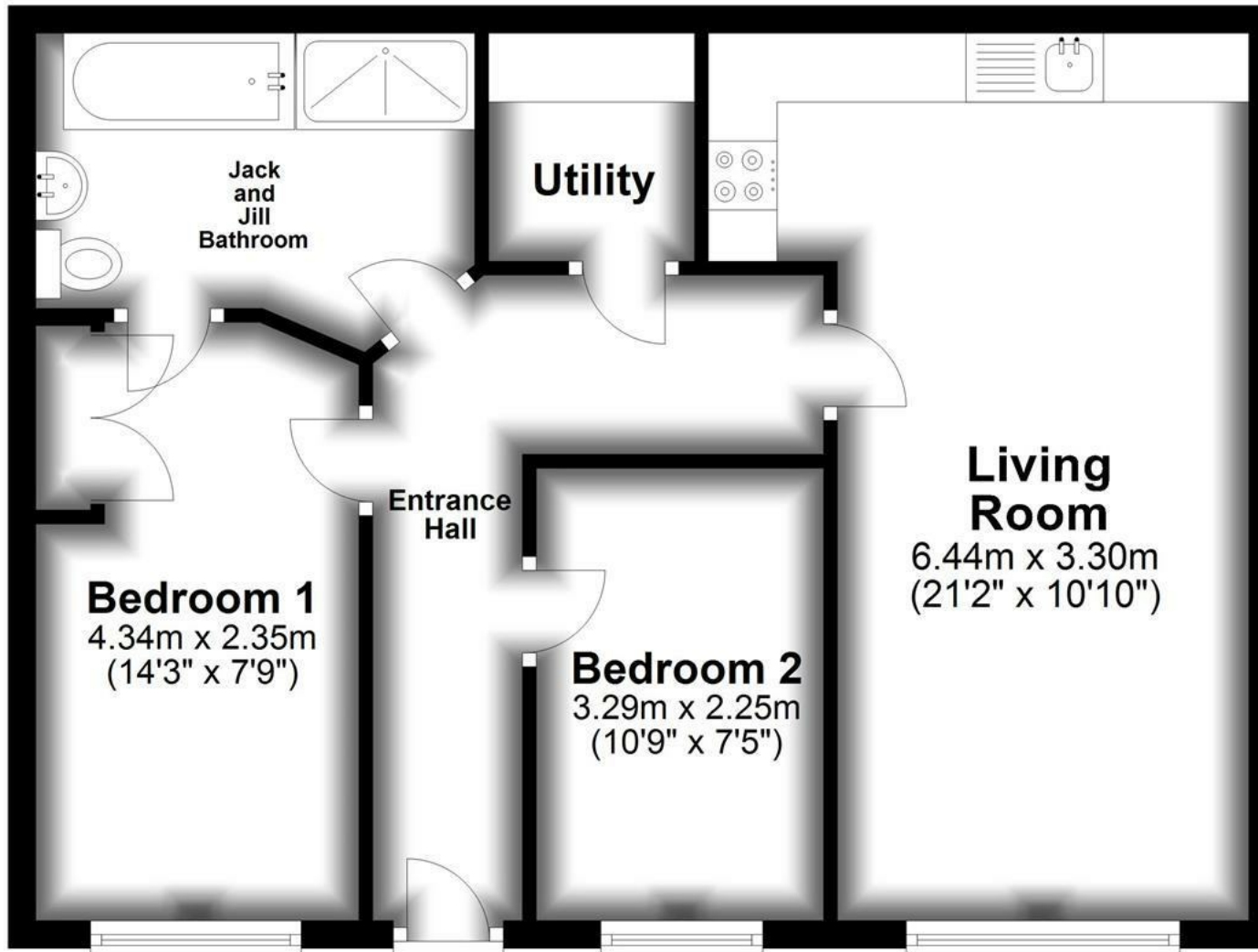
 **ABODE**
SALES & LETTINGS





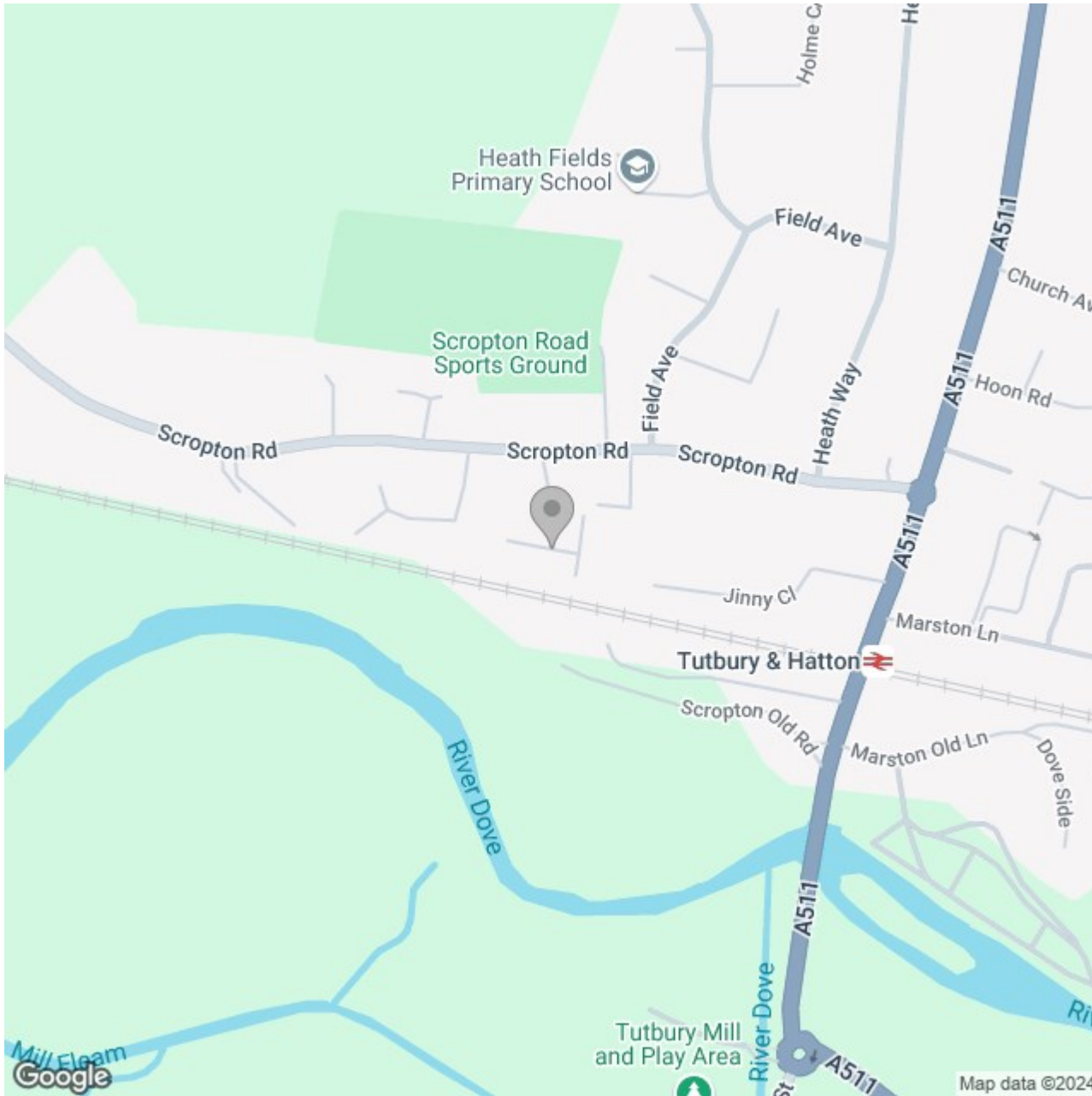
Ground Floor

Approx. 58.8 sq. metres (633.3 sq. feet)



Total area: approx. 58.8 sq. metres (633.3 sq. feet)

Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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	