



Balmoral Way  
Hatton Derby







## Property Description

Burchell Edwards are delighted to bring to market this modern 2-bedroom mid-terrace home, situated in a new development in the much sought-after village of Hatton, just outside Burton-Upon-Trent.

The area is popular because of its excellent position, being well-connected to the A50 for commuters to Stoke and/or Derby. Nearby Tutbury offers a range of country pubs and village stores, as well as good local schooling for all ages.

This nearly new home comes with 8 years' NHBC guarantee. Upon arrival, the property welcomes with 2 allocated parking spaces directly at the front door.

Entry leads into an inviting hallway, with guest cloakroom and with stairs up to the 1st floor as well as modern kitchen leading off. Through to the spacious lounge-diner at the rear, this is light and airy thanks to large French patio doors leading out the enclosed rear garden. This has gated access out at the rear and includes both lawned and patio areas.

The 1st floor accommodation consists of 2 double bedrooms, with family bathroom and loft access at the landing space in between. Early viewing is highly recommended.

## Guest W.C

Double glazed window to front elevation, W.C, wash hand basin, central heating radiator, extractor, tiled flooring and tiling to splash prone areas.

## Lounge-Diner

14' max x 12' 4" max ( 4.27m max x 3.76m max )  
Double glazed French doors to rear elevation, carpet, two central heating radiators and built in storage under stairs.

## Kitchen

10' 9" x 8' 10" max ( 3.28m x 2.69m max )  
Double glazed window to front elevation with blinds, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, gas hob, extractor, space and plumbing for washing machine, tiling to splash prone areas, tiled flooring and central heating boiler.

## Landing

Loft access and carpet.

## Bedroom One

12' 4" max x 8' 9" max ( 3.76m max x 2.67m max )  
Two double glazed windows to front elevation with blinds, central heating radiator, carpet and built in storage and shelving.

## Bedroom Two

12' 4" x 9' 2" ( 3.76m x 2.79m )  
Double glazed window to rear elevation with blinds, central heating radiator and carpet.

## Bathroom

Electric shower over, vanity unit, wash hand basin, W.C, extractor, vinyl flooring and tiling to splash prone areas.

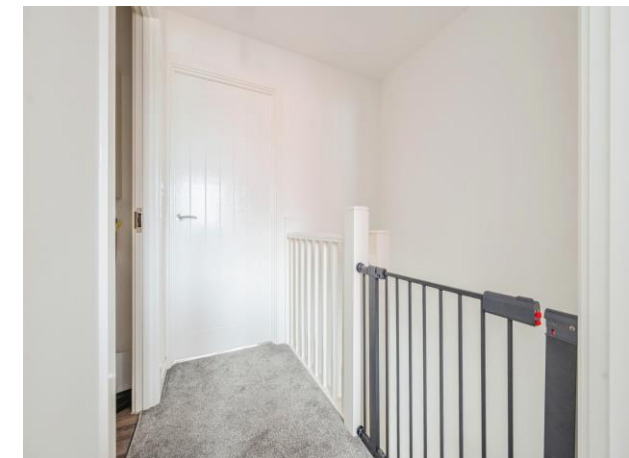
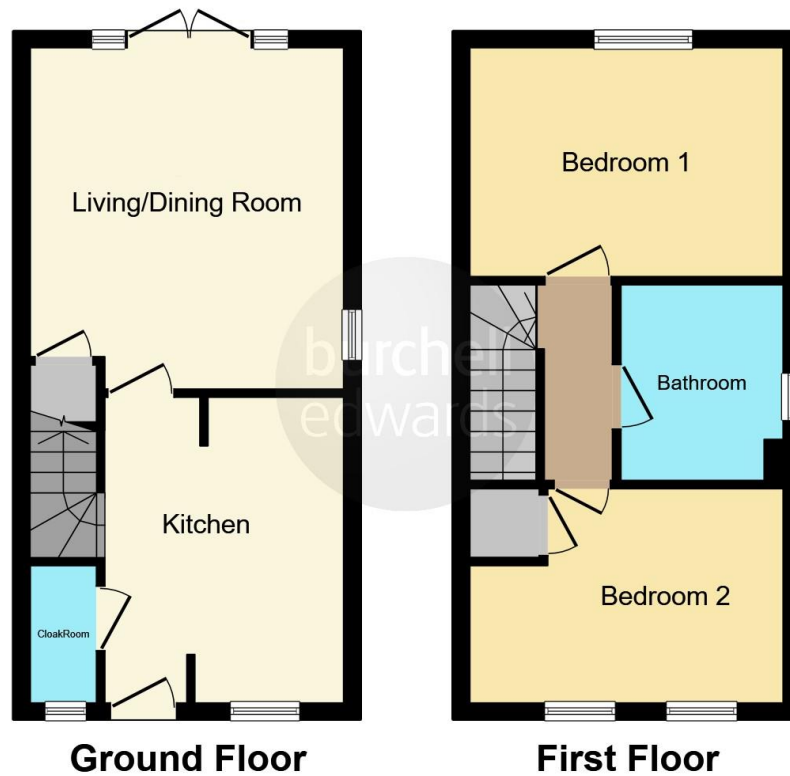
## Front Garden

Slabs to front door and two allocated parking spaces.

## Front Garden

Patio area, outside tap, outdoor lighting, gated access to rear and fencing to all boundaries.





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**EPC Rating: B**

Tenure: Freehold

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