



Balmoral Way, Hatton, Derby



# Balmoral Way, Hatton, Derby, DE65 5RG

for sale  
**£300,000**



## Property Description

Burchell Edwards are delighted to market this 4 bedroom Semi-Detached family home. The property is situated on a popular, new build estate located in Hatton, Derby. The property offers a double drive offering plenty of off road parking space to the side of the house as well as the garage. The property itself is finished to a lovely standard and boasts a downstairs consisting of: a wonderful living room, a spacious kitchen/diner and a downstairs W/C. The first floor of the property offers 2 double bedrooms, a single bedroom and a modern family bathroom. On the top floor of the property is where you will find the unique master bedroom, which runs the entirety of the top floor and boasts its own dressing area and ensuite. Outside to the rear is an enclosed garden which contains a spacious lawn area and access to the garage. Viewing of this property is essential!

## Entrance Hallway

Tiled flooring, central heating radiator and stairs to first floor accommodation.

## Guest W.C

Window to front elevation, W.C, wash hand basin, central heating radiator and tiled flooring.

## Kitchen

13' 7" x 9' 2" max ( 4.14m x 2.79m max )

Window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and hob, tiled flooring, spotlights, central heating boiler, space and plumbing for washing machine.

## Landing

Window to side elevation, central heating radiator and carpet.

## Bedroom One

16' 1" max x 16' 2" max ( 4.90m max x 4.93m max )  
Window to front elevation, central heating radiator, carpet, spotlights, loft access and two double wardrobes.

## En-Suite

Window to rear elevation, shower, W.C, wash hand basin, central heating radiator and wooden flooring.

## Bedroom Two

12' 1" x 9' 2" ( 3.68m x 2.79m )  
Window to rear elevation, central heating radiator and carpet.

## Bedroom Three

10' 5" max x 9' 2" max ( 3.17m max x 2.79m max )  
Window to front elevation, central heating radiator, carpet and integrated double wardrobe.

## Bedroom Four

9' 2" x 6' 7" ( 2.79m x 2.01m )  
Window to rear elevation, central heating radiator and carpet.

## Bathroom

Window to front elevation, W.C, wash hand basin, central heating radiator, shower over bath and wooden flooring,

## Front Garden

Off road parking for three vehicles and access to garage.

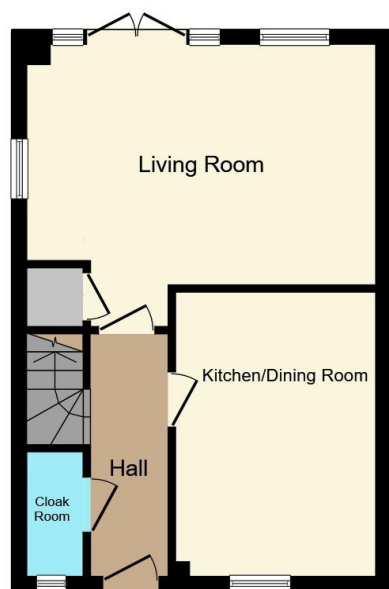
## Rear Garden

Enclosed patio, seating area, artificial lawn, access to garage and access to frontage.





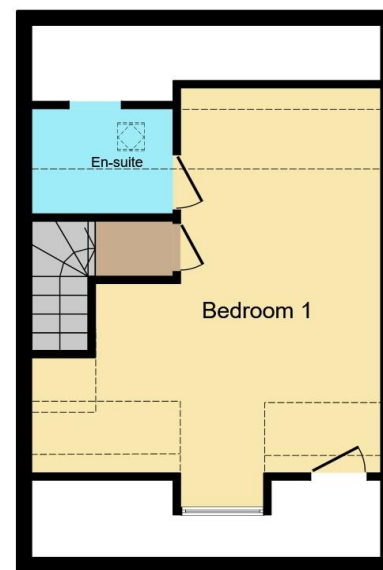




**Ground Floor**



**First Floor**



**Second Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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EPC Rating: B Council Tax  
 Band: C

Tenure: Freehold

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