



Eaton Close
Hatton DERBY

burchell
edwards

Eaton Close Hatton DERBY DE65 5ED

for sale offers in the region of
£197,000



Property Description

A well presented two bedroom home that would be an ideal first home, downsize or buy to let investment in the popular village of Hatton, South Derbyshire. Offering a surprising amount of space with a spacious lounge and a kitchen diner, two double bedrooms, off road parking and a private rear garden. Book your viewing with Burchell Edwards today!

Entrance Hallway

Double glazed composite door to front elevation, central heating radiator and laminate flooring.

Guest W.C

W.C and wash hand basin.

Lounge

Double glazed window to front elevation, central heating radiator and stairs to first floor accommodation.

Kitchen

Double glazed window and French doors to garden, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, extractor hood, central heating radiator, space and plumbing for washing machine.

Landing

Central heating radiator and loft access via hatch.

Bedroom One

Double glazed window to rear elevation, central heating radiator and laminate flooring.

Bedroom Two

Double glazed window to front elevation, central heating radiator and laminate flooring.

Bathroom

Double glazed window to front elevation, under floor heating, W.C, wash hand basin, bath with shower over and half tiled walls.

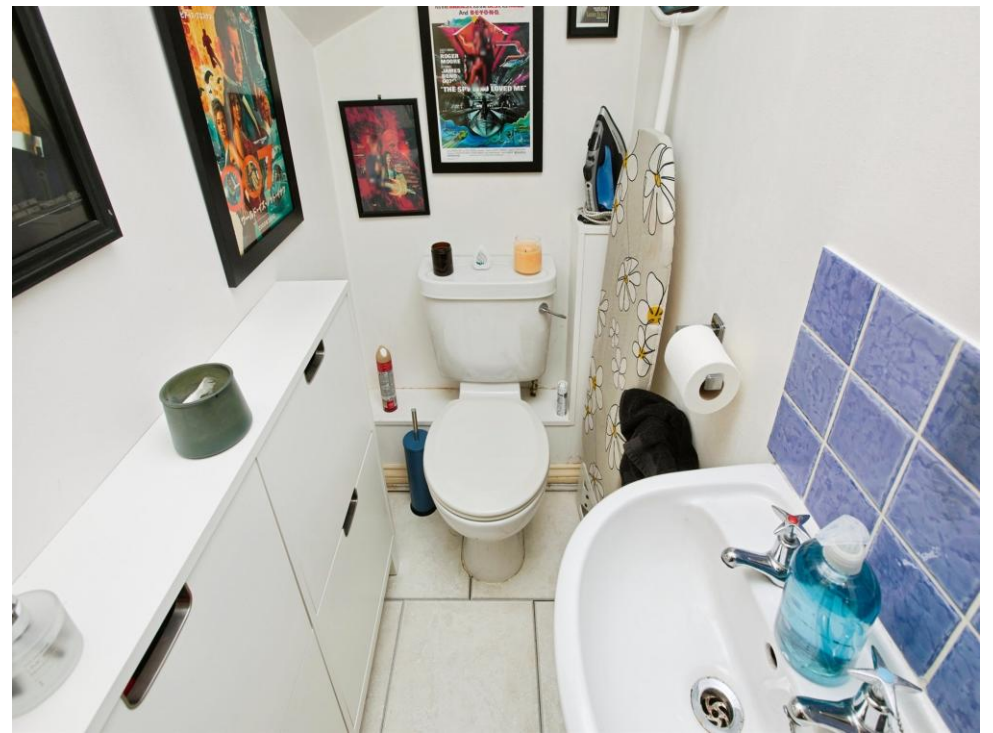
Front Garden

Tarmac driveway providing off road parking for one vehicle and an additional shared space. Electric vehicle charging point.

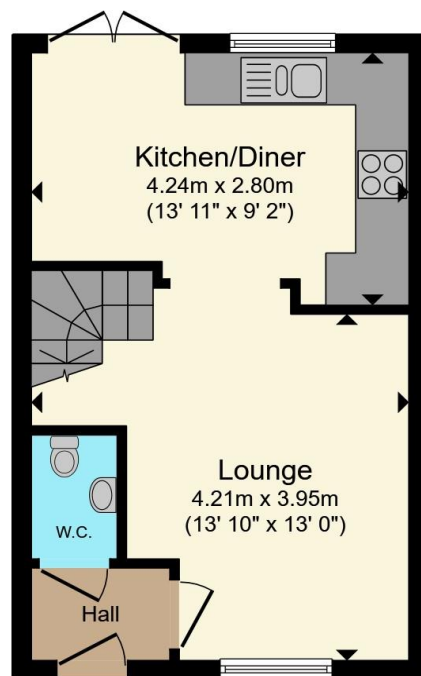
Rear Garden

Slabbed patio, laid to lawn and planted beds.

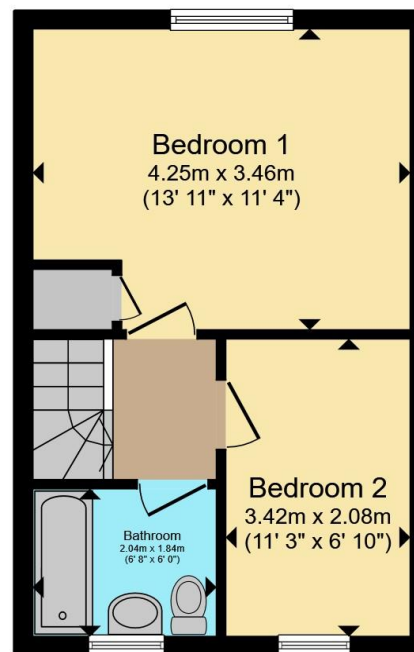








Ground Floor



First Floor

Total floor area 59.3 m² (639 sq.ft.) approx

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.propertybox.io



To view this property please contact Burchell Edwards on

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Britannia House Station Street
BURTON-ON-TRENT DE14 1AN

EPC Rating: C Council Tax
Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT211486



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