

Scropton Road, Hatton

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Offers in excess of
£200,000



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This property at a glance:



Watch the video



TORCG

Scropton Road, Hatton



Mikaela says:

"I'm genuinely excited about this one because it's all about potential. Right in the heart of Hatton Village, with amenities literally on the doorstep – shops, walks, and village life all just a few steps away, which makes day-to-day living so easy. The house itself is a three-bedroom semi-detached with lots of scope to really make it your own. Outside, there's tandem parking as well as a single garage, which is a huge bonus. Inside, the layout is great. The kitchen diner runs from front to back, and despite the age of the home, it's a really desirable setup. At the front there's space for a proper dining table, so you can eat while watching the world go by, and at the rear there's a functional kitchen with a breakfast bar – perfect for casual meals or chatting while cooking. From here, you step straight into a very large conservatory, and this is where the possibilities really open up. It could be an amazing entertaining space, a second dining area, a playroom, or a work-from-home setup – honestly, it's one of those spaces where your lifestyle can dictate how it's used! On the other side of the house, there's a cosy and comfortable lounge that feels like a great place to relax in the evenings, along with a handy guest toilet, always a practical win. Upstairs, there are two good-sized double bedrooms and a well-proportioned single, offering flexibility whether you need bedrooms for children, guests, or even a home office. The bathroom and toilet are currently separate, but they're right next to each other, so there's clear potential to knock through and create one generous, modern bathroom. Overall, this is a home bursting with potential. It does need some modernising throughout, but that's really the appeal – with some vision and creativity, this could become a fantastic long-term home in the centre of a lovely village. If you're looking for somewhere you can truly put your own stamp on, this one is definitely worth a look."



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Did you spot...

This spacious family home is available with no upward chain



A message from the seller:

"Welcome to our house. It was my family home for 49 years until we all moved away for life events. It was always a warm loving family home and could fit everything in that we ever needed. In the end it was just my Mum living here until her passing. It is in the heart of the community and close to all amenities, shops, buses, trains, lots of large companies in the wider area. It is a fantastic location and a lovely place to live, I'm sure you'll love living there too".

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Floor Plan

Ground Floor

Approx. 73.6 sq. metres (792.1 sq. feet)



First Floor

Approx. 49.1 sq. metres (528.2 sq. feet)



Total area: approx. 122.7 sq. metres (1320.2 sq. feet)



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		70	79
		EU Directive 2002/91/EC	

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Key Features:

- NO ONWARD CHAIN
- SINGLE GARAGE AND TANDEM
- DRIVEWAY PARKING FOR 2
- SPACIOUS AND FULL OF POTENTIAL
- LARGE VERSATILE CONSERVATORY
- 3 BEDROOM SEMI DETACHED HOME
- LARGE GARDEN
- EPC C



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 Etwell.



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 watch the property video

