

Station Road, Hatton

aksresidential.com

£280,000



AKS
THE ESTATE AGENCY

This property at a glance:



2



3



1



5



D



Watch the video



Station Road, Hatton



Mikaela says:

“Set back from the road behind a spacious driveway, this is a home that immediately feels welcoming and, in my opinion, offers fantastic potential for its next owners to make it their own.

Step inside and you're greeted by a bright and inviting entrance hallway. To the front of the home is the living room, complete with a feature fireplace and a beautiful bay window that fills the space with natural light, the perfect spot to relax at the end of the day.

To the rear, the home really comes into its own with a versatile open-plan kitchen, dining and living space. I particularly like how this layout creates a sociable hub for everyday family life as well as entertaining friends. The white gloss kitchen gives the room a fresh, contemporary feel, while the cosy log burner adds warmth and character. There's also plenty of room for a family dining table, making it an ideal space to gather together. The adjoining conservatory is a wonderful addition, providing extra living space and a seamless connection to the garden.

Upstairs, you'll find three well-proportioned bedrooms, including two generous doubles and a comfortable single, offering flexibility for families, guests or even a home office. The spacious family bathroom features a four-piece suite, which I think is a real bonus for busy households.

For me, the standout feature of this property has to be the garden. Accessible directly from the driveway, the side kitchen door or the conservatory, it's a wonderfully practical and versatile outdoor space. The patio has been thoughtfully sectioned off to create a lovely seating area, perfect for enjoying a morning coffee or summer evenings with friends and family. Beyond this is a generous lawn with plenty of room for children to play, keen gardeners to indulge their hobby, or for adding a shed and greenhouse.

Overall, this is a fantastic home offering a flexible layout and a superb garden, all with the exciting opportunity for its next owners to add their own style and create something truly special.”

AKS
THE ESTATE AGENCY

aksresidential.com

Station Road, Hatton



Did you spot...

This fantastic family home has 3 large bedrooms



A message from the seller:

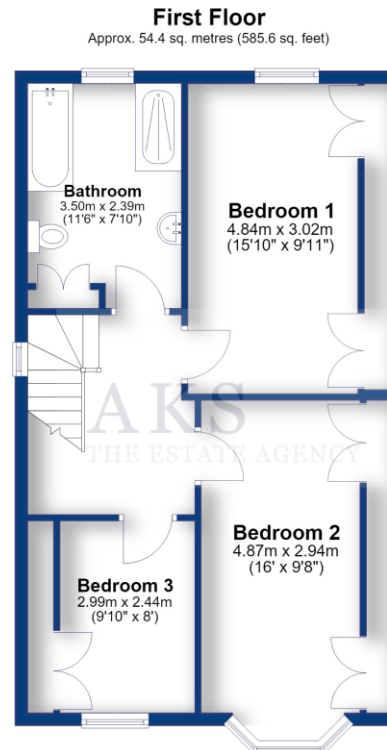
"We've loved being in the heart of Hatton surrounded by lovely people and neighbours. The bedrooms in this home are so spacious and have worked so well and we love that the kitchen diner at the back of the house is such a family hub. We've been so happy here, but now with just two of us in this big house, it's ready for us to move onto a new chapter, but we'll be staying in Hatton because we love it so much here!"

AKS
THE ESTATE AGENCY



Floor Plan

AKS
THE ESTATE AGENCY
aksresidential.com



Total area: approx. 112.5 sq. metres (1210.6 sq. feet)

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	74
England & Wales		EU Directive 2002/91/EC

Station Road, Hatton

Presented by

AKS

THE ESTATE AGENCY



300+ 5 star Google Reviews



Key Features:

- THREE BEDROOM DETACHED HOUSE
- VERSATILE DOWNSTAIRS LIVING SPACE
- OPEN PLAN KITCHEN/DINING/LIVING SPACE
- THREE WELL PROPORTIONED BEDROOMS
- BATHROOM WITH FOUR PIECE SUITE
- DOWNSTAIRS WC
- LARGE GARDEN
- SPACIOUS DRIVEWAY AND SINGLE GARAGE
- EPC RATING D



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 Etwall.



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



t: 01332 303030 • e: hello@aksresidential.com • Badger Farm, Willow Pit Lane, Hilton, DE65 5FN

Registered office: Abacus House, 68a North Street, Romford, Essex RM1 1DA Company No. 10255861 • VAT Number: 245 4496 87