





An attractive and well-maintained two-bedroom semi-detached home located in the popular village of Hatton, Derbyshire. This delightful property offers spacious accommodation, a private enclosed garden, and off-road parking for two vehicles. Ideal for first-time buyers, professionals, or those looking to downsize.

Upon entering the property, you are welcomed by a bright entrance hall with stairs to the first floor and a large storage cupboard.

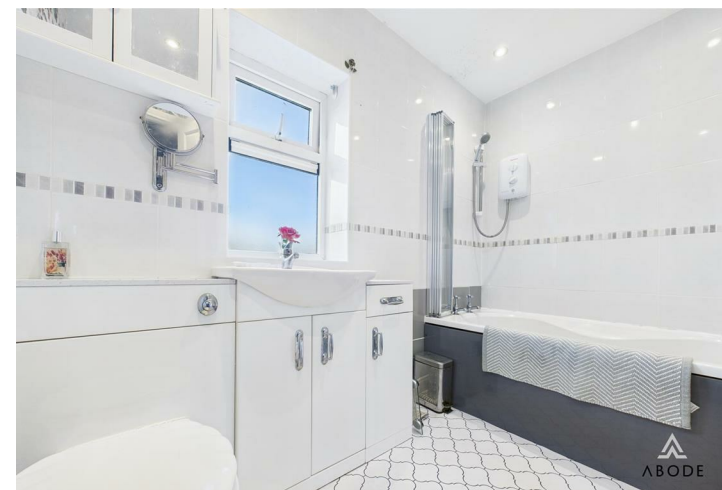
The spacious lounge/diner features a electric fireplace and patio doors that open out to the rear enclosed garden, creating a warm and inviting living space filled with natural light. A door leads through to the kitchen, which is fitted with a range of wall and base units, offering ample storage and workspace.

Upstairs, the property is comprised of two bedrooms and a family bathroom with a bath and shower over, wash basin and toilet.

Externally, there is off-road parking for two vehicles at the front of the property and a private rear garden, ideal for relaxing or entertaining.



The home also benefits from a newly installed combi boiler providing gas central heating throughout. Situated in a quiet residential area of Hatton, this home is within easy reach of local shops, schools, and transport links, with excellent access to Derby, Burton-upon-Trent, and the A50.







Floor 0



Floor 1



Approximate total area⁽¹⁾

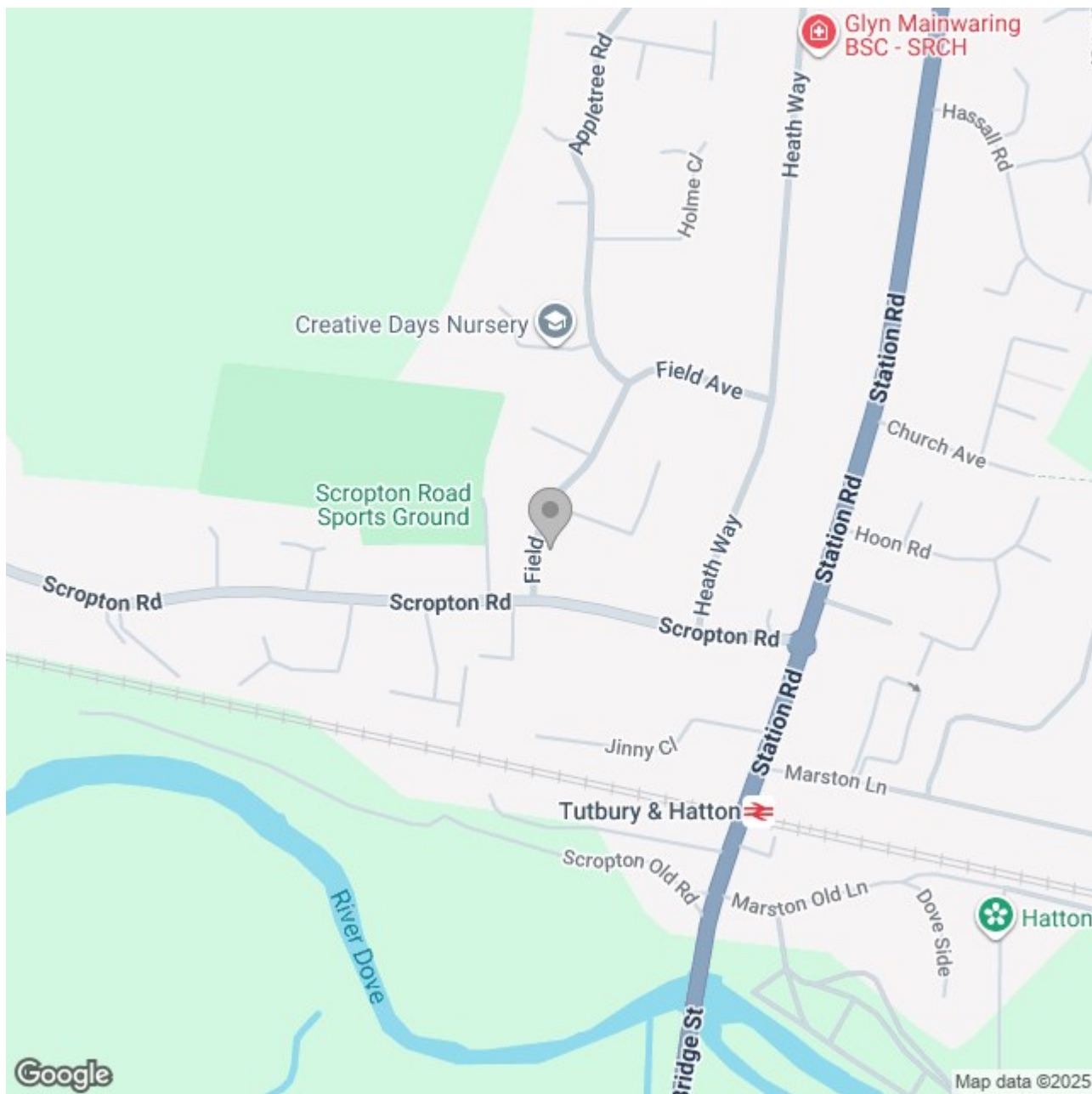
62.8 m²

676 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		

England & Wales

EU Directive
2002/91/EC
 