







# 27 Hassall Road

## Hatton, Derby, DE65 5HL

ABODE are pleased to offer this attractive two-bedroom semi-detached home, situated within a popular residential development in the sought-after village of Hatton. Offering approximately 672 sq. ft. of living accommodation, the property is ideally suited to couples, professionals and small families.

The ground floor comprises an entrance porch, spacious lounge, fitted kitchen and a bright and versatile sunroom with French doors leading outside. To the first floor are two bedrooms, with the principal bedroom benefiting from an en-suite shower room, alongside a separate family bathroom.

The property is conveniently located within easy reach of local amenities, including shops, supermarkets, schools, public houses and Tutbury and Hatton railway station. Excellent transport links via the A50 and A38 provide convenient access to Burton upon Trent, Derby and Uttoxeter.

Early viewing is highly recommended to appreciate the accommodation on offer.

## £975 PCM

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- Two-bedroom semi-detached home
- Fitted kitchen
- Separate family bathroom
- Close to local amenities
- Approximately 672 sq. ft. of accommodation
- Bright and versatile sunroom
- Popular residential location
- Spacious lounge
- Principal bedroom with en-suite shower room
- Excellent transport and commuter links




Directions













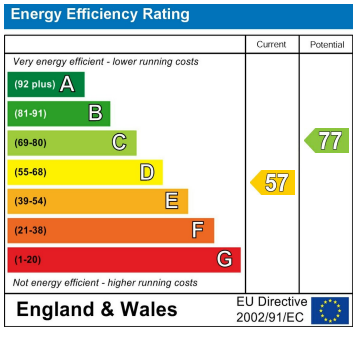




# Floor Plan




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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