# Balmoral Way, Hatton

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£220,000

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This property at a glance:

1 3 2 2 B

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# Balmoral Way, Hatton

## Jodie says:

"Tucked away on a quiet cul-de-sac on the popular Ashberry estate in Hatton, this three-bedroom semi detached home is just four years old, meaning you get all the benefits of a modern build with a layout that suits everyday family life. Outside, there's a handy tandem driveway with space for two vehicles, which is always a bonus for busy households or when guests visit. Location-wise, it's a great spot. You're within easy reach of the village shops, amenities and the train station – ideal for commuters – while also being close to some beautiful countryside walks, giving you that perfect balance between convenience and a bit of fresh air.

As you step inside, you're welcomed by a practical entrance hallway with space for coats and shoes – something that quickly becomes invaluable for keeping the rest of the house tidy. There's also a useful downstairs loo, perfect for guests and day-to-day family living.

The hallway leads into the living room, which currently feels like a little touch of luxury thanks to the way the owners have styled it, really showing off the room's potential. At the same time, once the furniture is removed, you're left with a neutral space that's ready for you to put your own stamp on.

To the rear of the property is the kitchen diner, which feels sleek and modern. The grey cupboards with brushed metal handles give it a stylish finish, and there's plenty of room for a large family dining table – making it a great social space for everyday meals or entertaining. From here, doors open straight out onto the garden, helping the inside and outside flow together nicely in the warmer months.

Upstairs you'll find two good-sized double bedrooms along with a single bedroom that would work perfectly as a guest room, nursery or home office depending on your needs. Bedroom one is a real highlight, with space that lends itself perfectly to fitted wardrobes and a generous en-suite that again feels modern and stylish.

Outside, the garden is currently a blank canvas with lawn and a patio area, which is ideal if you'd like to design the space to suit your own lifestyle. There's also plenty of room for a shed, which makes up nicely for the lack of a garage. Overall, this is a fantastic first family home within walking distance of village amenities, while still offering a little taste of the countryside."

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**Did you spot...**

This lovely family home has 6 years NHBC warranty remaining

## A message from the seller:

"Welcome to our home. We hope you will enjoy viewing it as much as we have enjoyed living in it .
We absolutely love it here and are gutted to be selling however , we have been afforded an opportunity outside of the region, which meant we are moving away from the area.
We have thoroughly enjoyed living here with some great friendly neighbours, and being in a peaceful and safe neighbourhood . We have never had any issues with the house or in the area, and it has really gone from being a house to a home . Our favourite room is the living room where it is very cosy and warm . The community supports each other very well with updates in the Facebook groups and a great chippy down the road!"

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# Floor Plan

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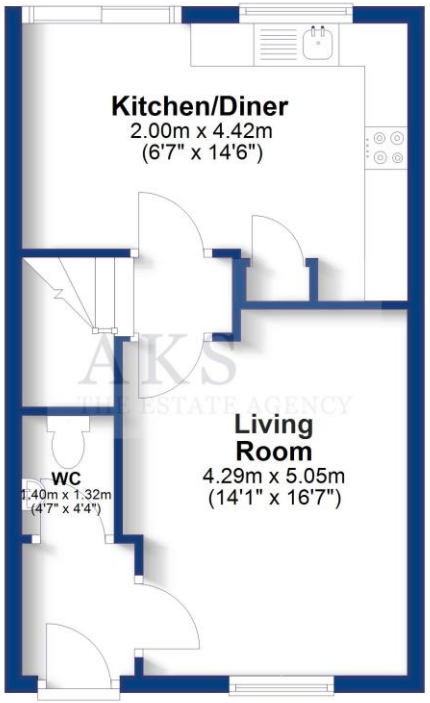
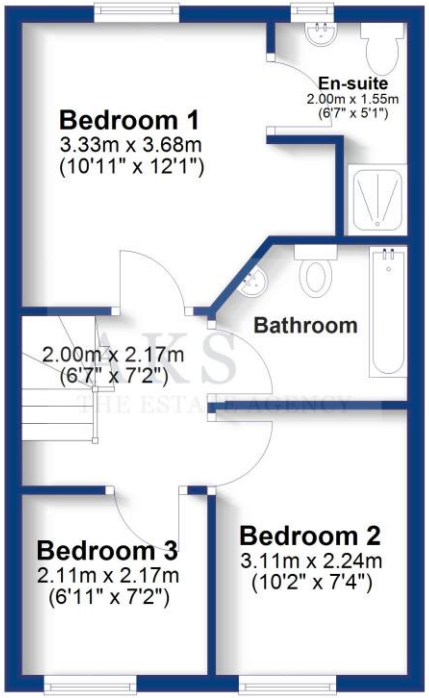
## Ground Floor
Approx. 32.5 sq. metres (350.0 sq. feet)

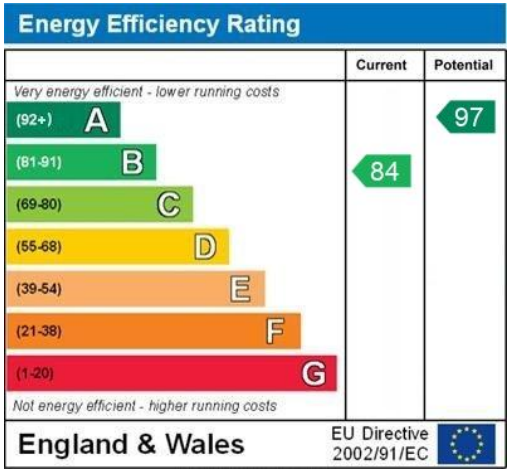



## First Floor
Approx. 34.5 sq. metres (371.7 sq. feet)




Total area: approx. 67.0 sq. metres (721.7 sq. feet)

# Energy Performance Certificate



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## Key Features:

- MODERN THREE BEDROOM SEMI-DETACHED HOME
- EPC RATING B
- 6 YEARS NHBC WARRANTY REMAINING
- FANTASTIC VILLAGE LOCATION
- TANDEM DRIVEWAY PARKING FOR 2 VEHICLES
- KITCHEN DINER TO THE REAR

## 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. An added benefit is the park that has recently been opened on the estate!

## 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 **Jodie** call **01332 30 30 30**

**Click here** to watch the property video

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