





Located in the sought-after village of Hatton, this well-presented two-bedroom first-floor maisonette offers spacious and practical accommodation, making it an excellent choice for first-time buyers, professionals or investors. Benefitting from its own private entrance, the property enjoys a generous open-plan living space, two bathrooms and a useful separate utility room, all within a modern residential development.



Accommodation

The property is accessed via its own private entrance, with a hallway providing space before stairs rise to the first-floor accommodation.

First Floor

A spacious landing gives access to all rooms. The heart of the home is the impressive open-plan living, dining and kitchen area, offering a bright and sociable space with clearly defined areas for relaxing, dining and cooking.

The principal bedroom benefits from fitted wardrobes and its own en-suite shower room. Bedroom two is a comfortable double bedroom, making it ideal for guests, family or those working from home.

The property is further complemented by a separate family bathroom featuring a corner bath, along with a dedicated utility room providing additional storage and laundry space.

Outside

The maisonette forms part of a modern development with allocated parking located to the front of the property.

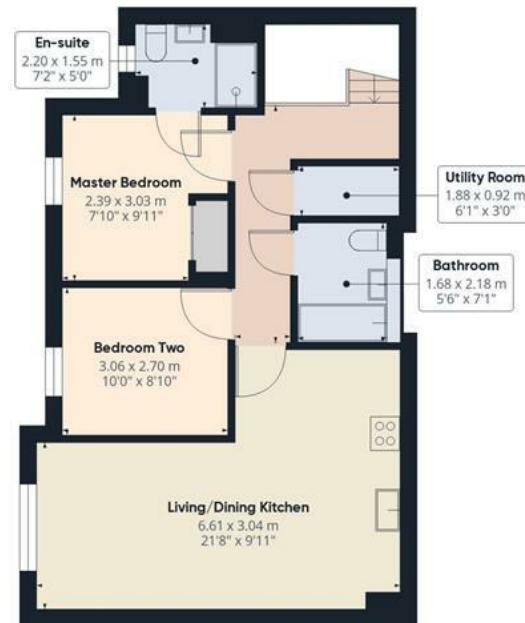






Hallway
2.12 x 1.25 m
6'11" x 4'0"

Floor 0



Floor 1

Approximate total area⁽¹⁾

63.6 m²

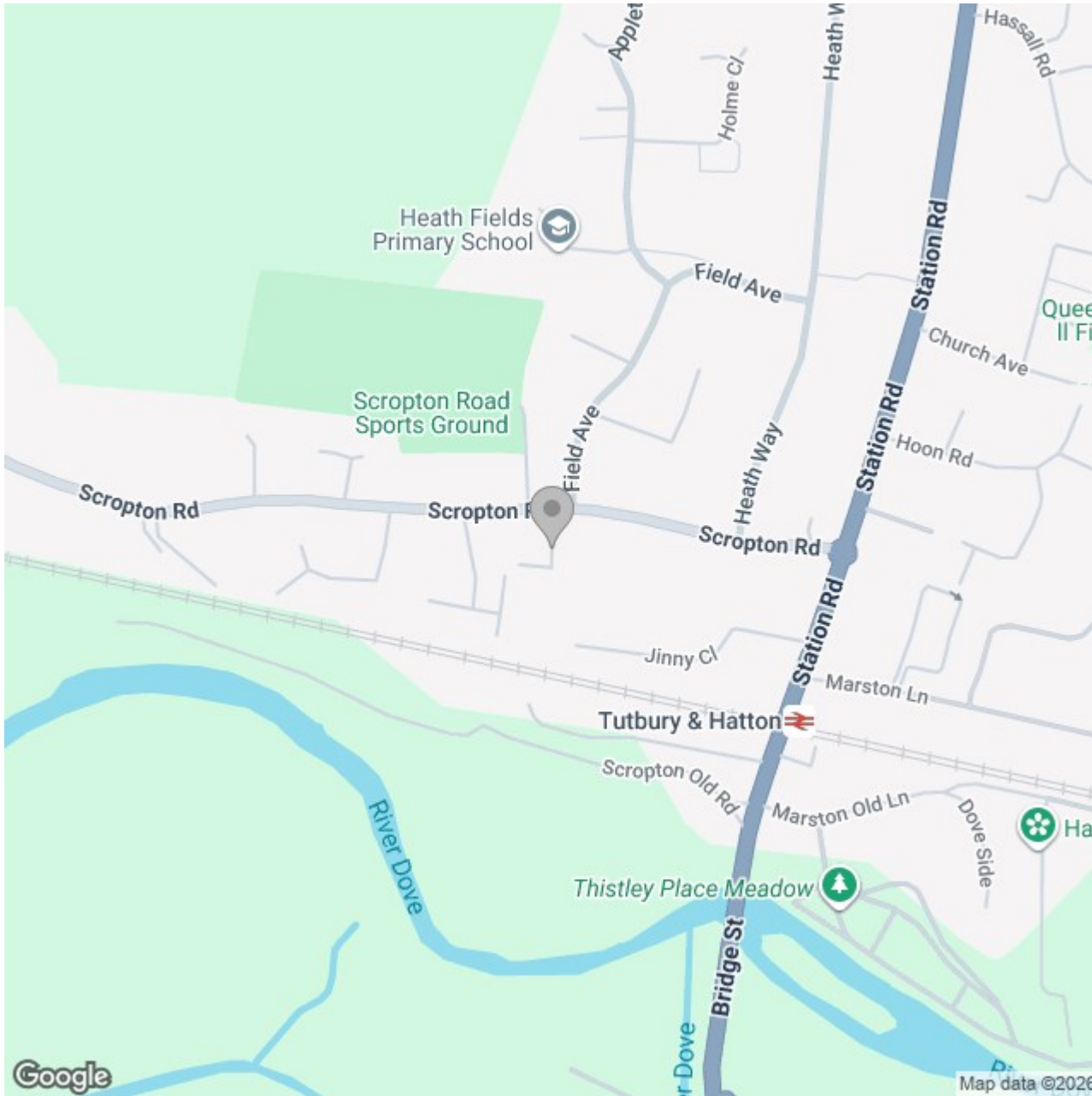
684 ft²

(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 	