

Eaton Close, Hatton

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£280,000



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This property at a glance:



Watch the video



Eaton Close, Hatton



Alice says:

“Set along a lovely road in Hatton, this three-bedroom detached home has plenty of space, a fantastic garden and generous driveway parking. But it’s the feeling you get when you step inside that really stays with you - the owners have put so much care into it, and it instantly feels like home.

The lounge is a generous room with a lovely fireplace and plenty of space to settle in. Double doors open onto the garden, making it easy to enjoy the space outside as well. It’s one of those rooms that feels comfortable straight away.

From the lounge, you move through to the kitchen. There’s plenty of worktop space and room for a dining table, so it works just as well for everyday meals as it does when you have people round. A side door leads outside, and there’s internal access to the garage. The owners currently use this as a utility area, with lots of cupboards and extra worktop space a really useful addition that helps keep the kitchen clear.

The garden is fantastic. A patio sits just outside the house, while a raised patio at the far end would be an amazing place for a barbecue and seating. I particularly love the beautiful apple tree. It’s such a lovely feature and gives the garden even more character.

There’s also a downstairs WC, where I love the tiling and the colours the owners have chosen. It’s another little detail that shows the thought they’ve put into this home.

Upstairs, the main bedroom is a fantastic size, with a large window and built-in wardrobe. The second bedroom is a generous double, while the third is a good sized single room which is currently used as an office. The family bathroom is a good size too, with a bath and shower over.

This home has the space to suit day-to-day life, but it’s the warmth throughout that makes it special. You can really feel how much the owners have loved living here”.

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Did you spot...

This fantastic family home has a spacious main bedroom with fitted wardrobes



A message from the seller:

"Welcome to our house! Putting it on the market was a hard decision for us considering that it has been and continues to be perfect for us in many ways. Being on a quiet friendly street, close to lovely walks, good pubs and all the local amenities you could need whilst also having great access to public transport with the bus stops and the train station in walking distance has been fantastic for us. We have spent countless hours soaking up the sun in our garden (especially this summer!) and have equally enjoyed cosy nights in with the fire on in the lounge. When we walked through the front door of 11 Eaton Close over 5 years ago we knew it was the one for us. I am sure when you have a look around you'll feel the same charm that won us over."

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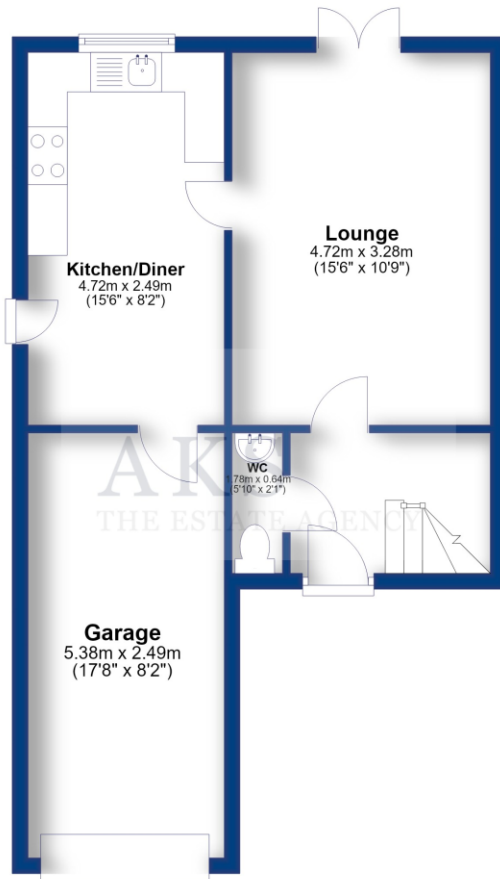


Floor Plan

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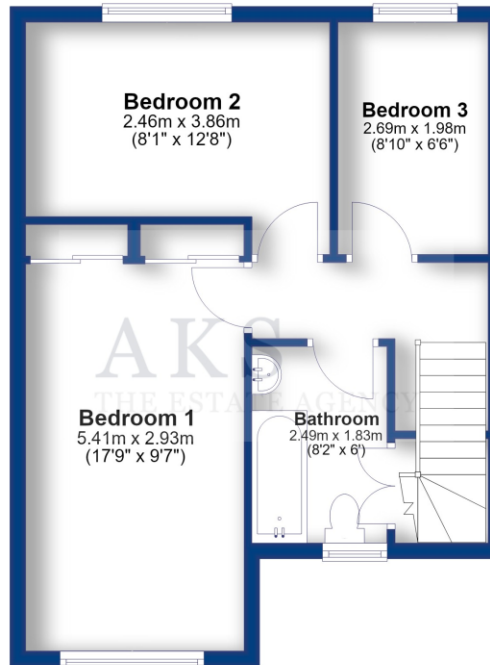
Ground Floor

Approx. 47.7 sq. metres (513.4 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.1 sq. feet)



Total area: approx. 90.0 sq. metres (968.5 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	67	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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350+ 5 star Google Reviews



Key Features:

- BEAUTIFULLY PRESENTED 3 BEDROOM DETACHED HOME
- INTEGRAL SINGLE GARAGE AND GENEROUS DRIVEWAY
- BREAKFAST KITCHEN
- FANTASTIC LANDSCAPED GARDEN
- SPACIOUS MAIN BEDROOM WITH FITTED WARDROBES
- 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 **Alice** call
01332 30 30 30

[Click here](#) to watch the property video



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