





A well-proportioned two-bedroom semi-detached home, positioned within a popular residential location in Hatton. The property benefits from a generous plot, offering ample off-street parking to the front and a particularly good-sized rear garden. Internally, the accommodation includes a spacious lounge diner, separate kitchen, and a useful utility room, with two well-proportioned bedrooms to the first floor. The property offers a solid layout with scope for a buyer to personalise, and viewing is highly recommended.



Accommodation

Ground Floor

The accommodation is entered via a front entrance door leading into the hallway, with stairs rising to the first floor and access through to the main living space. The lounge diner is a well-sized room, featuring a bay window to the front elevation, a central fireplace, and double doors opening out to the rear garden, allowing for plenty of natural light and a practical space for both seating and dining.

The kitchen is positioned to the rear of the property and is fitted with a range of matching wall and base units, work preparation surfaces, inset sink, gas hob, and double oven, with a window overlooking the rear garden. A door leads through to the utility room, which provides additional storage space, plumbing for white goods, and access to the side of the property.

First Floor

To the first floor, the landing leads to two bedrooms and the family bathroom. The master bedroom is a particularly generous double room, benefiting from built-in storage and ample space for freestanding furniture. The second bedroom is also a good-sized room, suitable as a guest bedroom or home office.

The bathroom comprises a three-piece suite, including a bath with shower over, wash hand basin, and low-level WC, with a window to the rear elevation.

Outside

To the front of the property is a substantial



block-paved driveway providing ample off-street parking, alongside a low-maintenance fore garden.

The rear garden is a standout feature, offering a larger-than-average space for this type of property. It is mainly laid to lawn with a paved pathway leading to the rear, making it ideal for those with an interest in gardening or for general outdoor use.

Location

Hatton is a well-regarded village offering a range of local

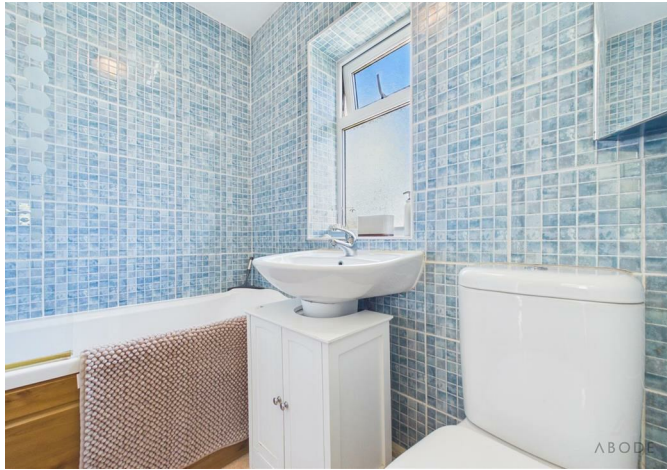






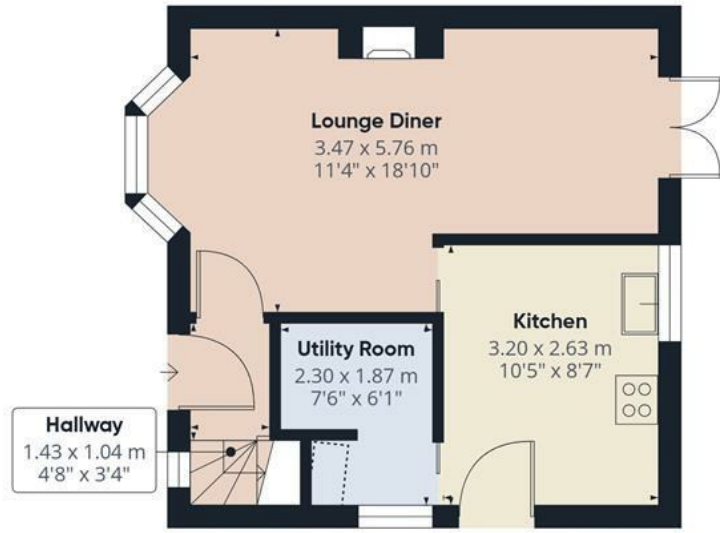
amenities, including shops, public houses, and schooling, along with excellent transport links. The area benefits from easy access to Burton-on-Trent and Derby, with Hatton railway station providing direct routes to both, as well as convenient access to the A38 for commuting further afield.











Floor 0



Floor 1



Approximate total area⁽¹⁾
64 m²
687 ft²

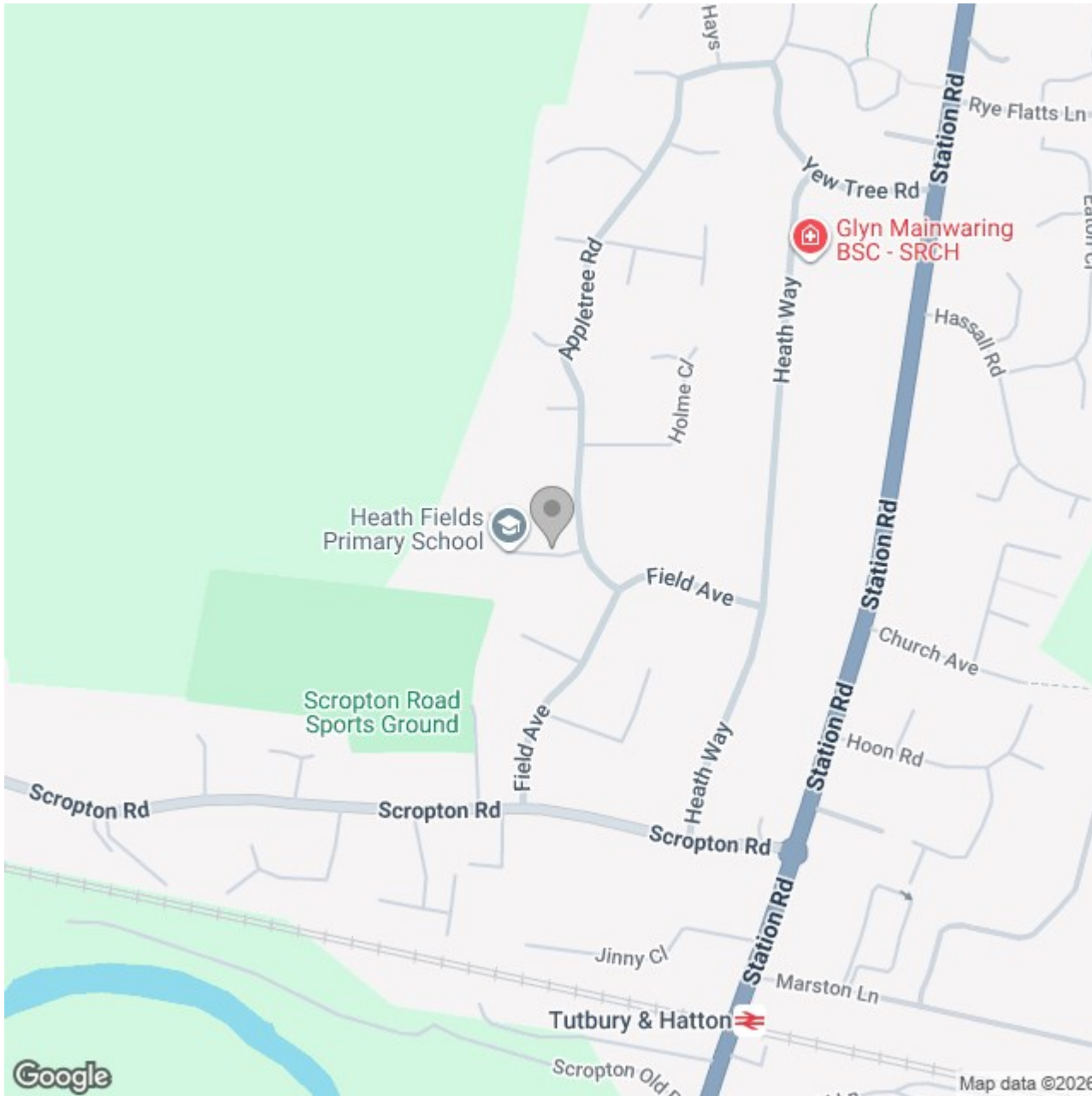
Reduced headroom
0.3 m²
3 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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 	