





This well-presented, two-bedroom mid-terraced property is situated in the popular village of Hatton, offering excellent access to a range of local amenities and transport links. The home features a lounge diner, a fitted kitchen, an enclosed rear garden, a garage, a driveway, two double bedrooms, and a three-piece family bathroom. Ideal for first-time buyers or those seeking a well-connected village setting.



## Accommodation

### Ground Floor

The ground floor accommodation opens via a UPVC front entrance door into the kitchen, which is fitted with matching wall and base units. The kitchen includes an electric oven, electric hob with extractor hood, space for a washing machine and fridge, a one and a half bowl sink with a mixer tap, tiled splashbacks, and a breakfast bar with seating space. A built-in storage cupboard provides additional utility. The kitchen leads through to the lounge diner, which boasts a double glazed window to the rear elevation and French doors that open onto the patio. The room also features stairs rising to the first floor.

### First Floor

Ascending from the lounge diner, the stairs lead to a landing with a loft hatch and access to the bedrooms and family bathroom. The master bedroom benefits from a double glazed window to the rear elevation and a built-in storage cupboard, with ample space for furniture. The second double bedroom features a built-in wardrobe and a double glazed window to the front elevation. The family bathroom is fitted with a three-piece suite, including a bath with a gravity shower, wash hand basin with mixer tap, and a low-level WC. A heated ladder towel rail and a double glazed window to the front elevation complete the room.

### Outside



To the front of the property, a driveway offers parking and leads to the garage. Adjacent to the driveway is a lawned garden. The rear of the property features an enclosed garden laid to lawn, with a patio area ideal for outdoor dining and entertainment.

### Location

Located in the village of Hatton, Derbyshire, the property enjoys excellent transport links, including the nearby A50, which connects to the M1 and M6 motorways, as well as





local bus services linking to Derby, Burton-upon-Trent, and Uttoxeter. The Tutbury & Hatton railway station provides rail services to Nottingham and Crewe. The village is also served by schools such as Heath Fields Primary School, making it a family-friendly community.

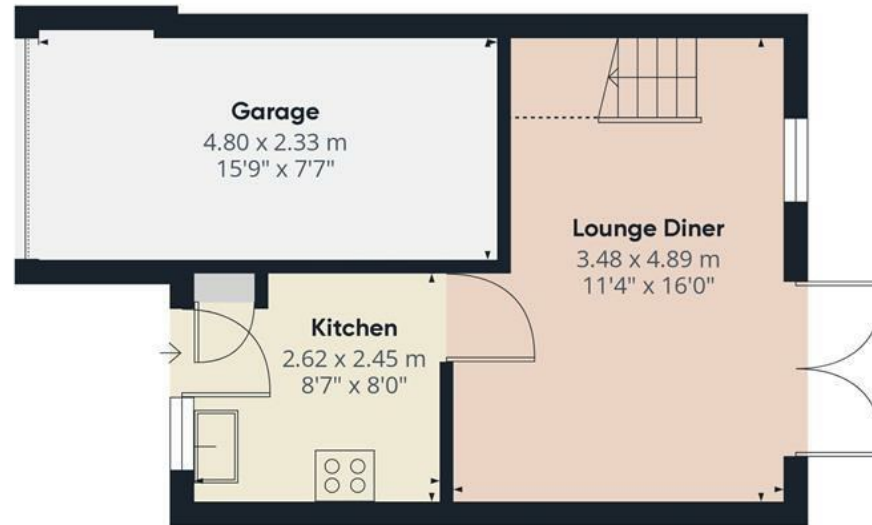












Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

59.89 m<sup>2</sup>  
644.65 ft<sup>2</sup>

**Reduced headroom**

1.42 m<sup>2</sup>  
15.28 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

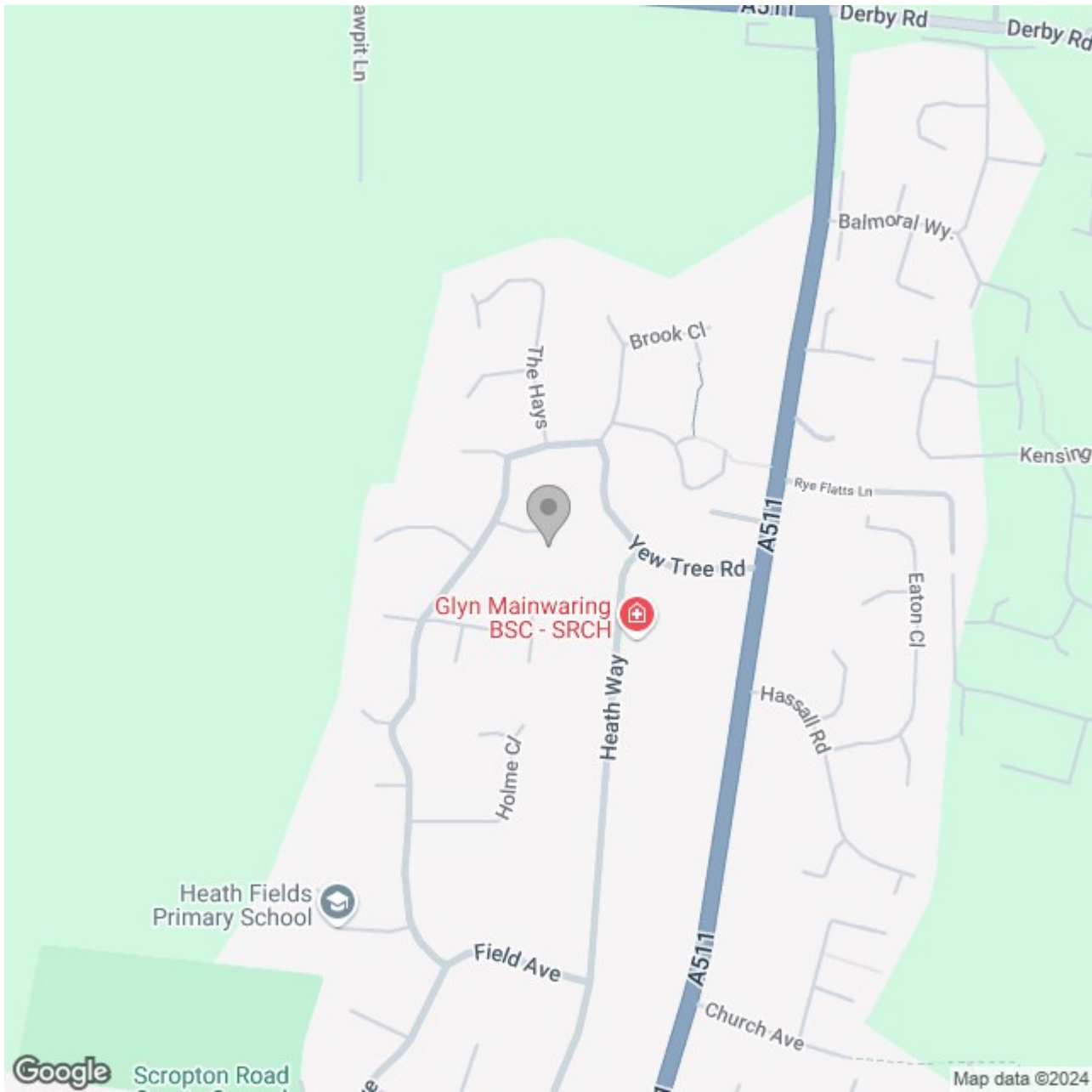
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	