





This three double bedroom, family home is well presented throughout, with off road parking for several cars, an integral garage and enclosed rear garden. Boasting UPVC double glazing throughout, gas central heating and spacious living accommodation to the ground floor.

Being conveniently situated in the popular village of Hatton, within close distance to local shops, schools and amenities. Hatton offers great commuter links being within a short distance of the A50, Burton on Trent, Derby and Uttoxeter Towns.

In brief, the property comprises; entrance hall, WC, living room and kitchen diner to the ground floor, and three double bedrooms, an ensuite to the master bedroom and a family bathroom to the first floor.

Any early viewing is HIGHLY recommended to appreciate this lovely family home!



### Entrance Hall

UPVC double glazed window to the front elevation, central heating radiator, under stairs storage cupboard, stairs leading to the first floor.

### WC

UPVC double glazed frosted glass window to the front elevation, WC, wash hand basin, alarm panel and central heating radiator.

### Living Room

Feature gas fireplace with mantle and hearth, two central heating radiators, coving, patio doors leading out to the garden.

### Kitchen Diner

Base and eye level units with complimentary worktops, one and a half bowl sink with draining board, built in electric cooker and hob with extractor fan above, space and plumbing for dishwasher, fridge freezer and washing machine. Tiled flooring and partially tiled walls, UPVC double glazed window to the rear elevation, door leading out into the rear garden, central heating radiator, coving, ample space for a dining table and chairs.

### Landing

Central heating radiator, UPVC double glazed window to the side elevation, loft access.

### Master Bedroom

UPVC double glazed window to the front elevation, central heating radiator, walk in wardrobe.

### Ensuite

White suite comprising;-WC, wash hand basin and corner shower cubicle, spot lighting, towel radiator, tiled flooring and tiled walls, UPVC double glazed window to the side elevation.



### Bedroom

Built in wardrobes, central heating radiator, UPVC double glazed windows to the rear elevation.

### Bedroom

UPVC double glazed window to the rear elevation, central heating radiator.







### Bathroom

White suite comprising;- P shaped bath with shower over and glass shower screen, WC and wash hand basin with cabinet below, towel radiator, two over stairs storage cupboards, spot lighting, tiled flooring and partially tiled walls.

### Garage

Power and lighting, housing the boiler and access through the up and over door.

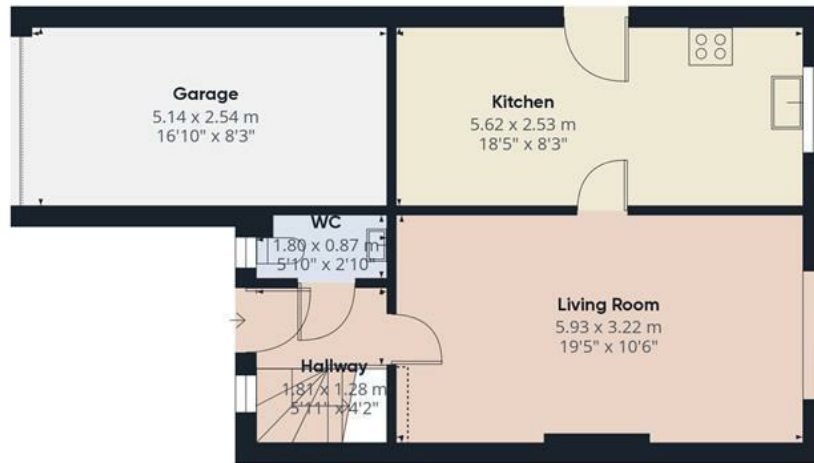
### Outside

To the front of the property there is off road parking for multiple cars, with the driveway providing access to the integral garage. Side access to the rear garden, mainly laid to lawn with patio surround the property. Enclosed with mature trees at the end of the garden providing privacy. Useful storage area to the side of the property providing an undercover area to store garden furniture.

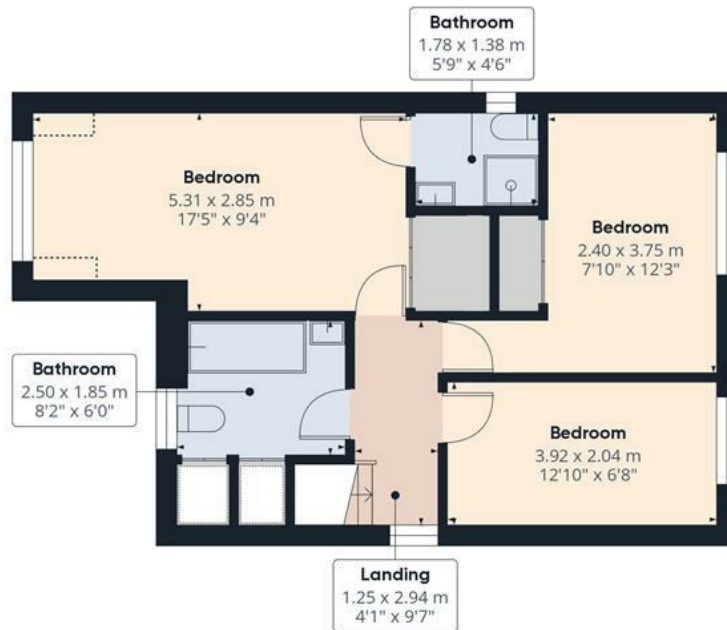








Floor 0



Floor 1

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

98.5 m<sup>2</sup>  
1060.24 ft<sup>2</sup>

**Reduced headroom**

0.78 m<sup>2</sup>  
8.38 ft<sup>2</sup>

(1) Excluding balconies and terraces

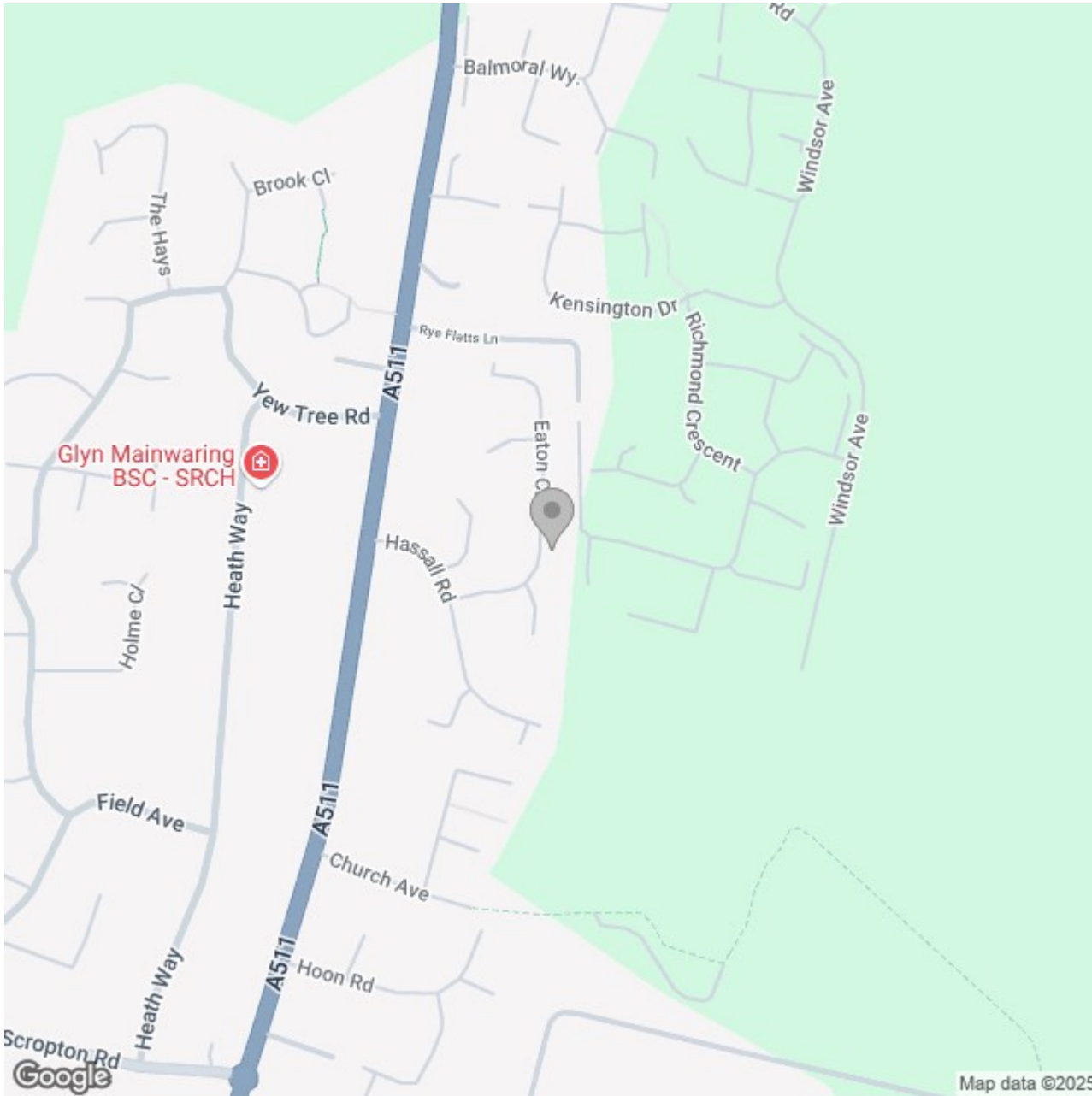
Reduced headroom  
..... Below 1.5 m/5 ft

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>		<b>83</b>
(69-80) <b>C</b>	<b>67</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	