





A beautifully renovated two-bedroom end-of-terraced home located in the popular village of Hatton, Derbyshire, close to Tutbury and well placed for local amenities, transport links, schools and countryside walks. The property has undergone an impressive refurbishment throughout, offering a contemporary open-plan ground floor layout, modern fixtures and fittings, and a generous rear garden. Presented to a high standard and ready to move into, this is an excellent opportunity for buyers seeking a modernised home in a convenient location.



Accommodation

GROUND FLOOR

The accommodation opens into a large open-plan kitchen, dining and living area, designed with modern living in mind. The space features high-quality flooring, fresh décor, recessed spotlights and a bright dual-aspect layout.

The living area is a comfortable and well-proportioned space positioned to the front elevation, complete with a large picture window providing excellent natural light.

The refitted kitchen offers a contemporary range of gloss units with complementary worktops, integrated appliances, under-cabinet lighting, a central island with breakfast seating, and a rear-facing window overlooking the garden. This modern space creates a fantastic hub for everyday living.

A door leads through to a utility room, providing additional appliance space, worktop area and external access to the rear garden.

The ground floor also includes a refitted shower room, finished with modern tiling, heated towel rail, and a walk-in shower—ideal for busy households or guests.

FIRST FLOOR

The first-floor landing provides access to two well-presented bedrooms, an office and the main bathroom.

The master bedroom is positioned to the rear elevation, offering a peaceful outlook over the garden alongside ample space for bedroom furniture.

Bedroom Two, located to the front elevation, is a good-sized room suitable for a double bed or generous single layout.

The office / dressing room, which is accessed through the master bedroom, also facing the front elevation, is ideal as a nursery or walk in wardrobe.

The modern family bathroom is fitted with a contemporary three-piece suite including a curved bath with shower over, fitted vanity wash basin, WC, heated towel rail and attractive wall tiling.

OUTSIDE

To the rear, the property enjoys a substantial garden, mainly laid to lawn and enclosed with fencing, providing a fantastic amount of outdoor space for families, entertaining and gardening. There is also a useful garden shed and a patio area directly behind the house. The front elevation has a large gravelled fore garden.

LOCATION

The property is situated in Hatton, Derbyshire, a well-served village close to Tutbury, offering everyday amenities including shops, cafés, public houses, primary schooling and excellent transport connections. Tutbury & Hatton train station provides easy commuter links, while the A50 and A38 offer convenient access to Derby, Burton and further afield. The area is also known for its pleasant countryside walks, making it a desirable location for families and professionals alike.







AML Disclaimer - Burton Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.

All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.

Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - Burton Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

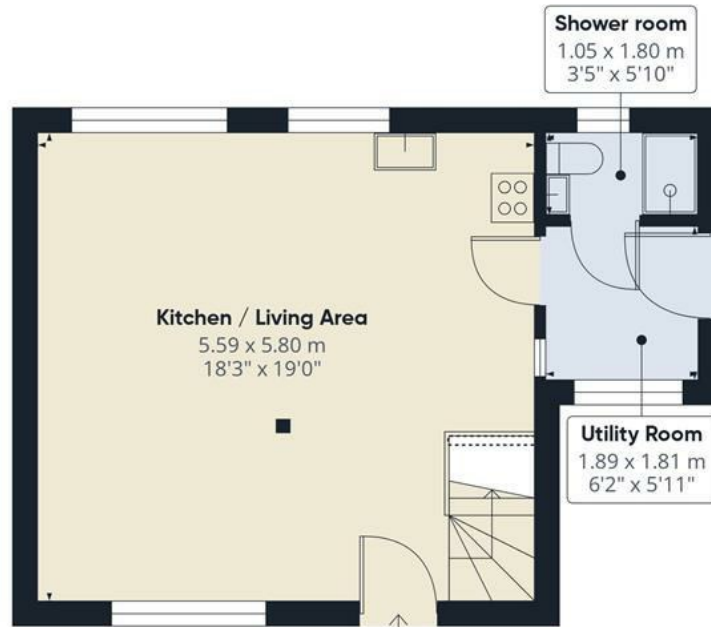
Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

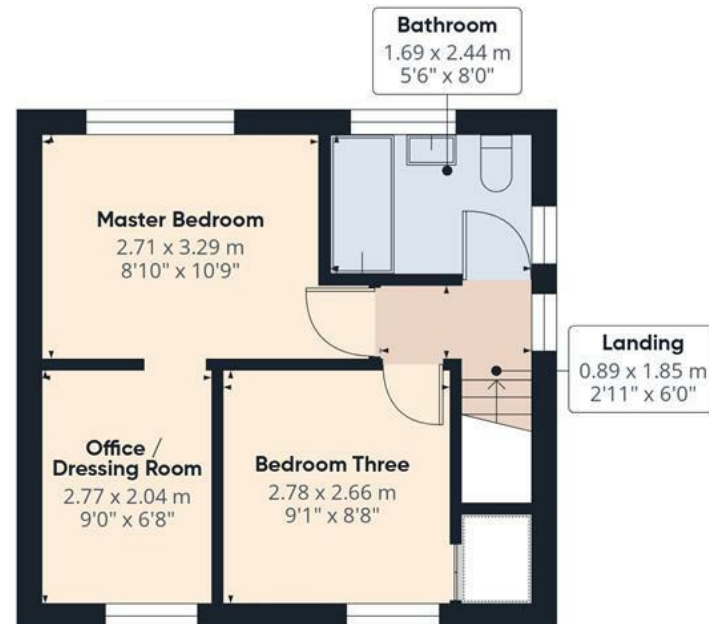
Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.



Floor 0



Floor 1

Approximate total area⁽¹⁾

67.1 m²

721 ft²

Reduced headroom

0.1 m²

1 ft²

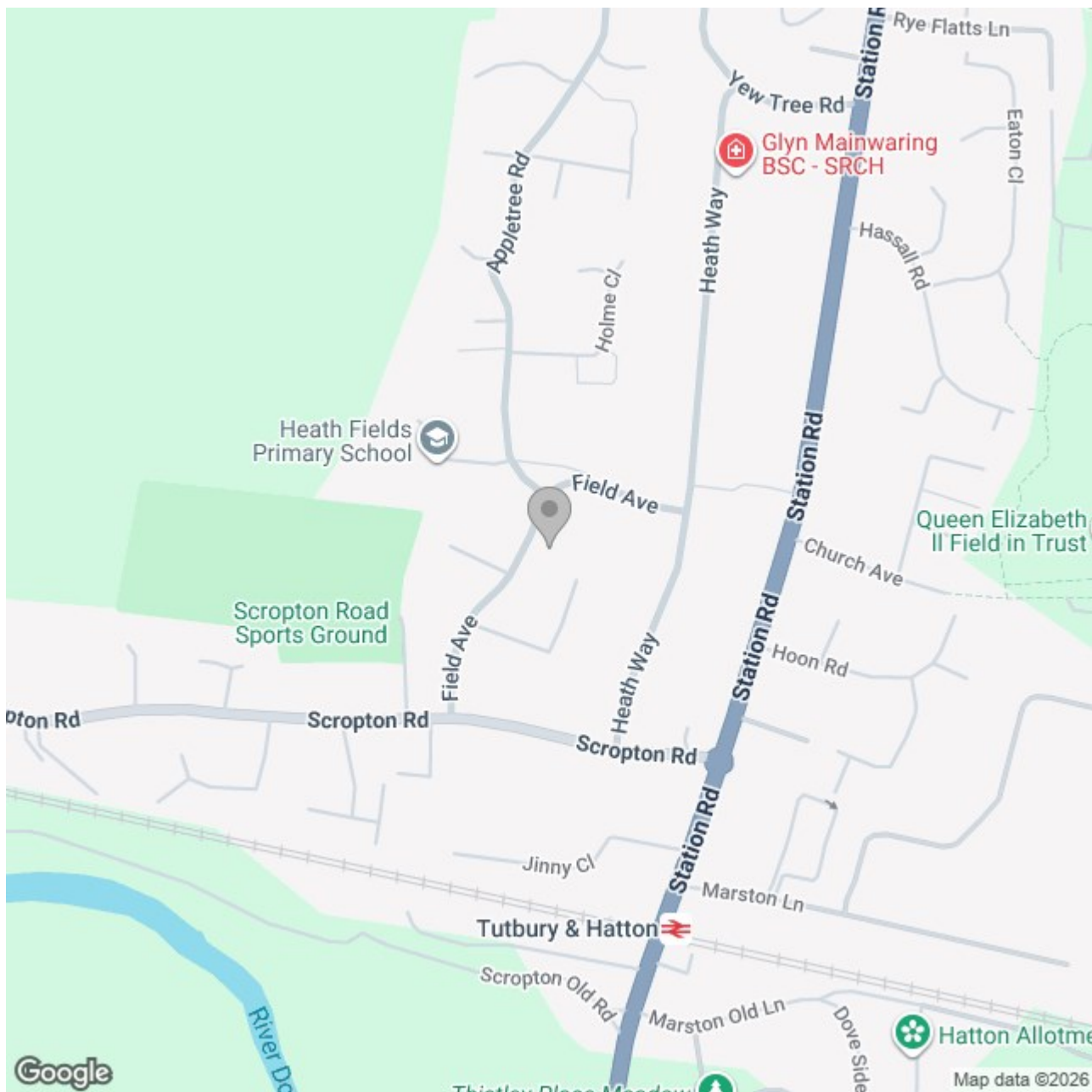
(1) Excluding balconies and terraces

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