





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

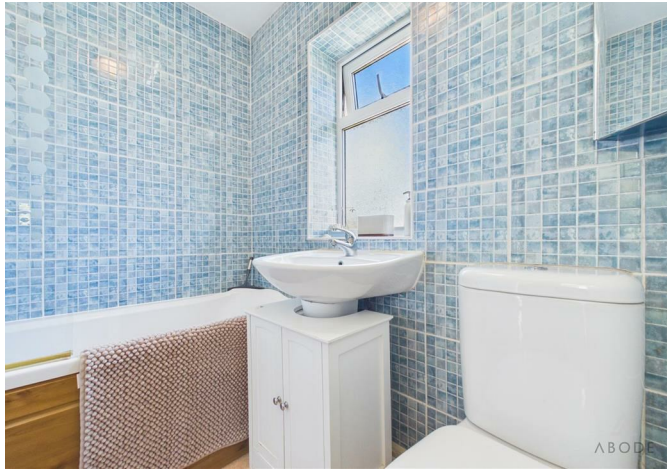
Hatton is a well-regarded village offering a range of local





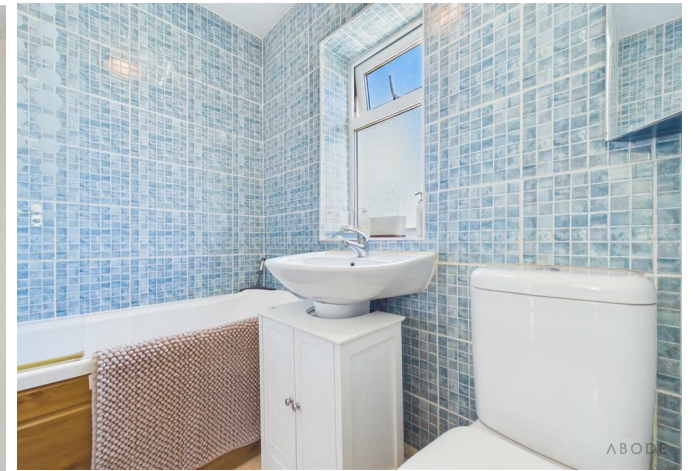
amenities, including shops, public houses, and schooling, along with excellent transport links. The area benefits from easy access to Burton-on-Trent and Derby, with Hatton railway station providing direct routes to both, as well as convenient access to the A38 for commuting further afield.

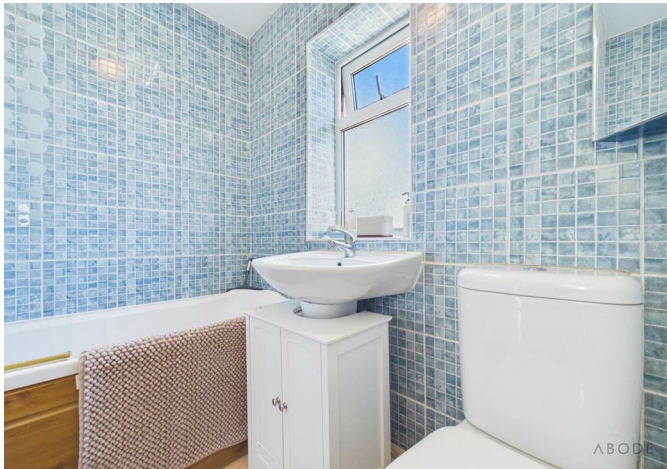


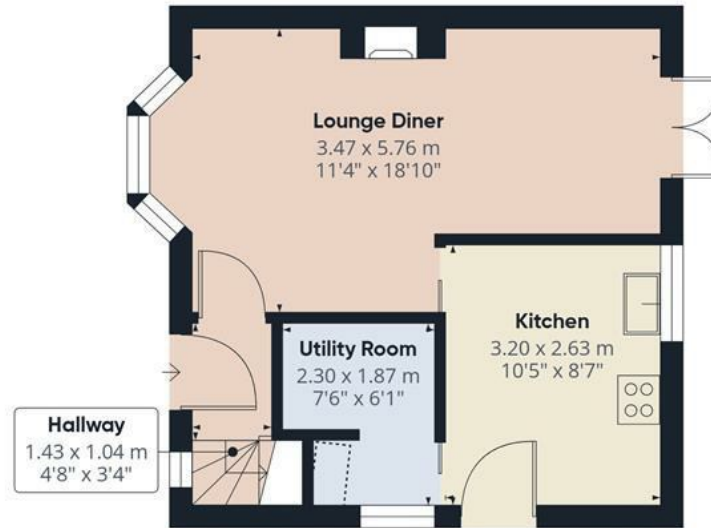












Floor 0



Floor 1



**Approximate total area<sup>m</sup>**

64 m<sup>2</sup>

687 ft<sup>2</sup>

**Reduced headroom**

0.3 m<sup>2</sup>

3 ft<sup>2</sup>

(1) Excluding balconies and terraces

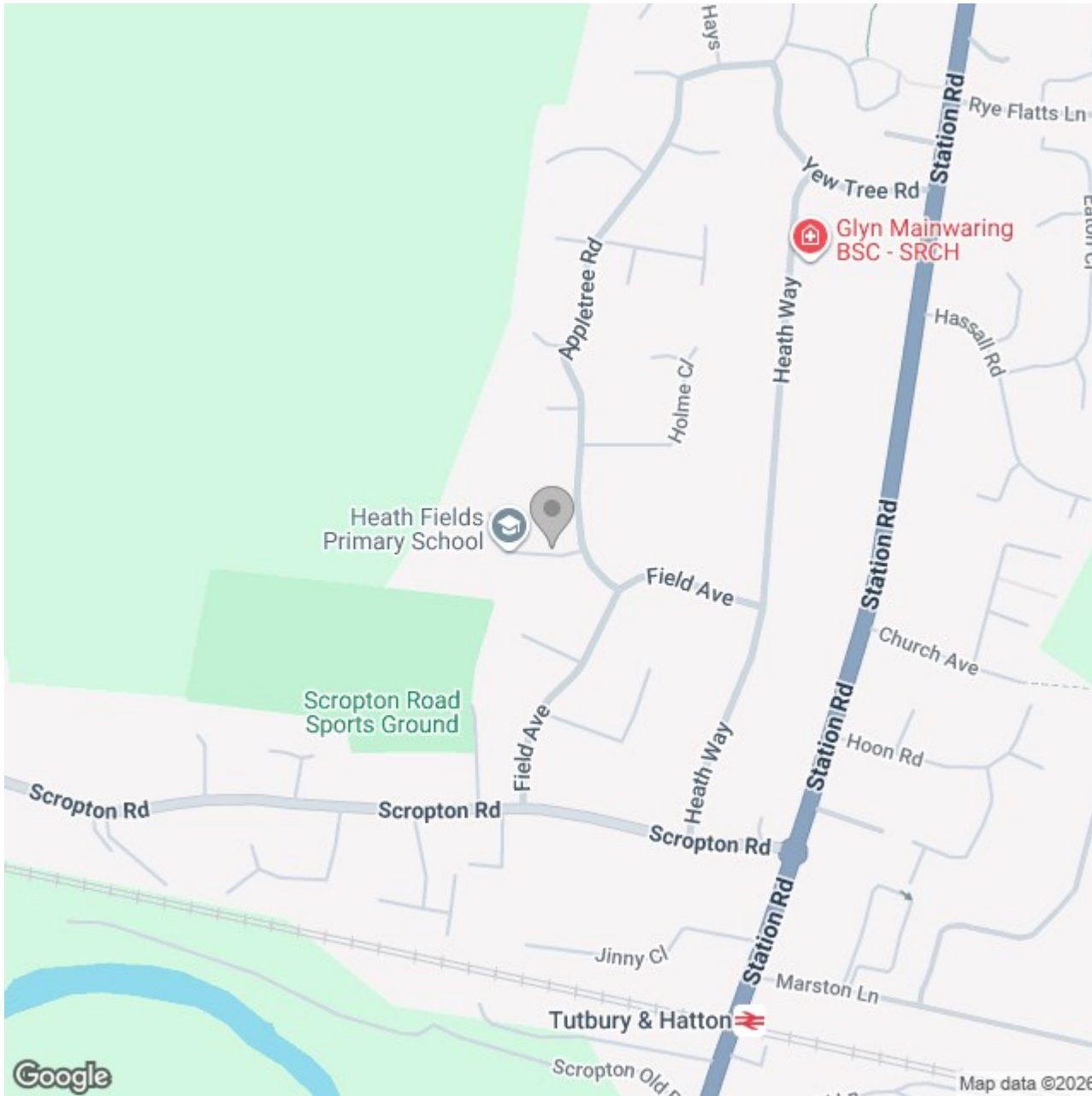
Reduced headroom

----- 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) <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	