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SALES & LETTINGS

Bramley Court, Hatton, DE65 5QT

Asking Price £240,000

https://www.abodemidlands.co.uk

Situated within the popular village of Hatton, this three-bedroom detached home on Bramley Court offers well-proportioned accommodation together with off-street parking, an enclosed rear garden and a detached garden office, ideal for those working from home or requiring a versatile additional space. Positioned within a cul-de-sac setting, the property benefits from a practical layout with accommodation arranged across two floors together with a conservatory overlooking the rear garden.

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Accommodation

The accommodation begins with an entrance hallway providing access to the ground floor living space, guest WC and staircase rising to the first floor. Positioned to the front elevation is the kitchen diner, fitted with a range of matching wall and base units together with preparation work surfaces, integrated oven, hob with extractor above, sink with drainer and space for further appliances. The room offers space for dining furniture and window to the front elevation. The guest WC is positioned off the hallway and fitted with a two-piece suite.

To the rear elevation is the main living room which provides ample space for sofas and living room furniture together with a log-burning stove positioned on a tiled hearth. Double doors open through into the conservatory which overlooks the rear garden and provides an additional reception area with doors leading directly out onto the patio and lawn.

The first floor landing leads to three bedrooms and the family bathroom. The master bedroom is positioned to the front elevation and offers space for bedroom furniture. Bedrooms two and three are positioned to the rear elevation and are both served by the family bathroom, fitted with a modern suite incorporating a panelled bath with shower over, wash hand basin with vanity storage and low-level WC.

Externally, the property benefits from a driveway providing off-street parking to the front elevation together with gated side access leading through to

the rear garden. The enclosed rear garden features a patio seating area together with a lawned garden. Positioned within the garden is a detached home office with glazed door and window, creating an ideal workspace, hobby room or studio separate from the main house.

Bramley Court is conveniently positioned within Hatton, offering access to a range of local amenities including shops, public houses and schooling, together with excellent transport links via the A38 and Hatton railway station providing connections towards Burton-on-Trent, Derby and Birmingham.

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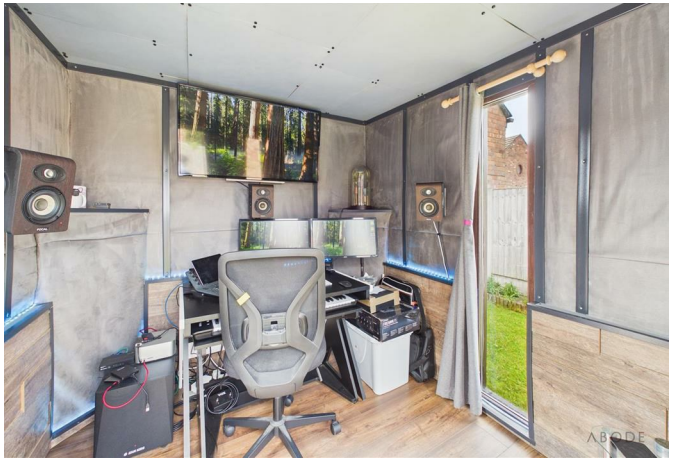
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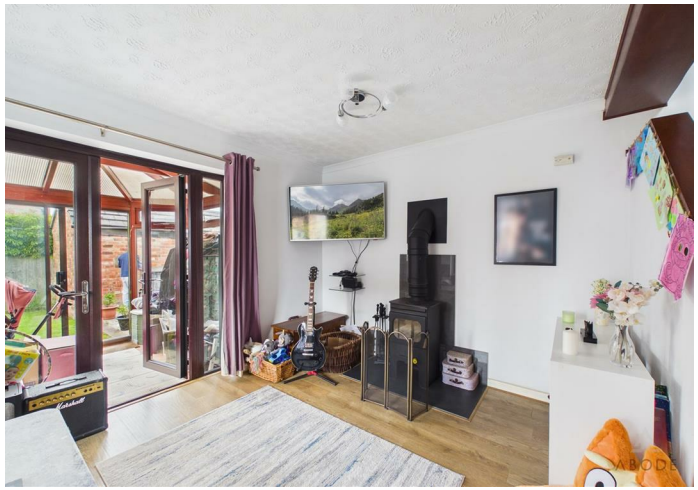
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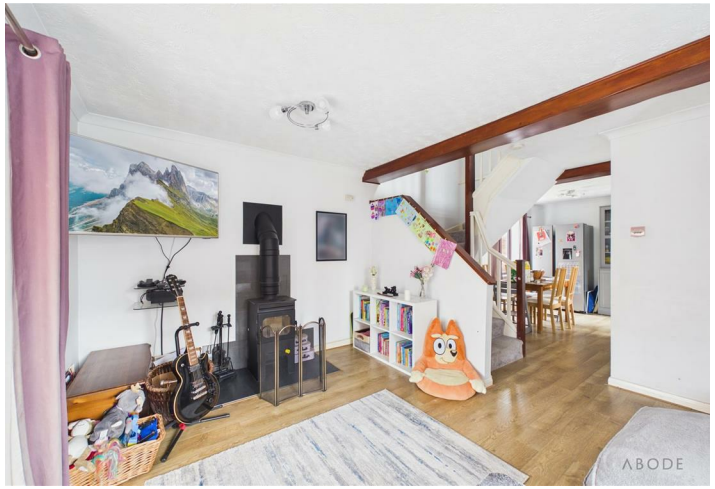
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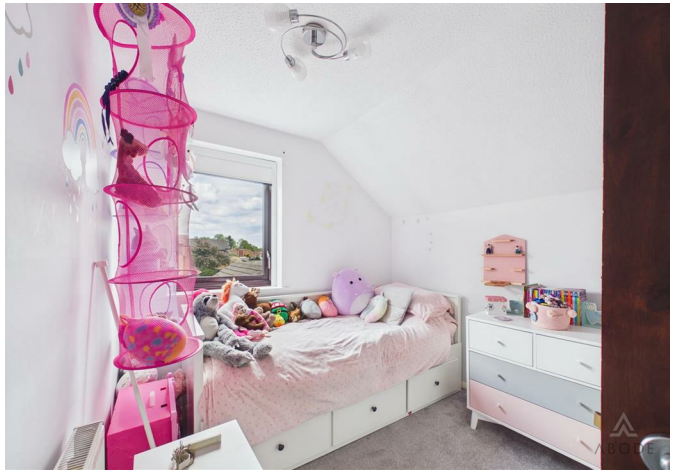

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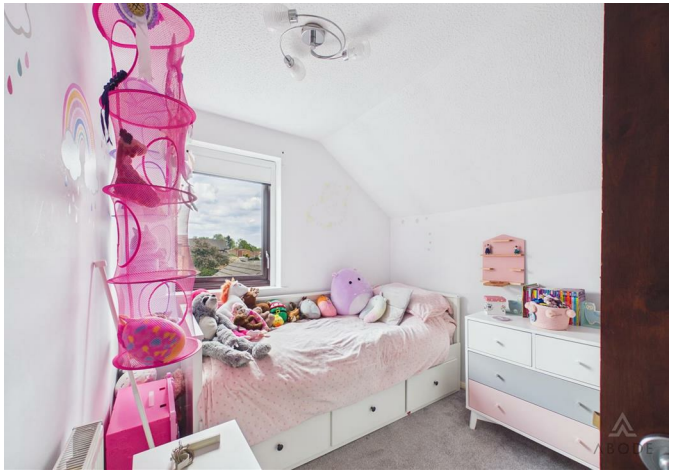

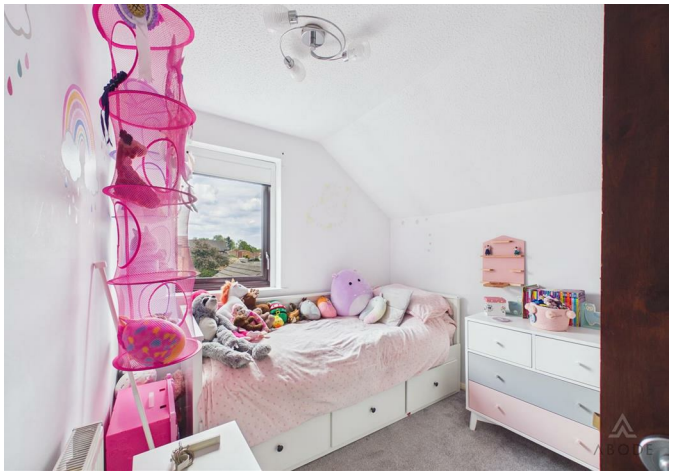

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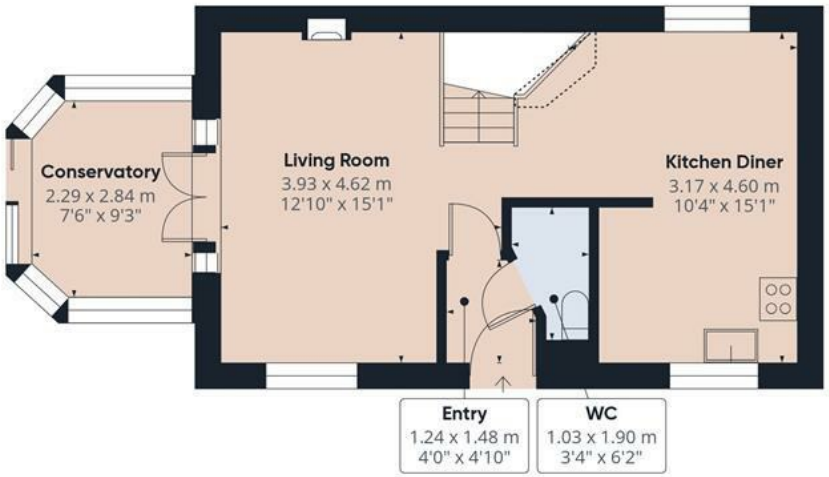
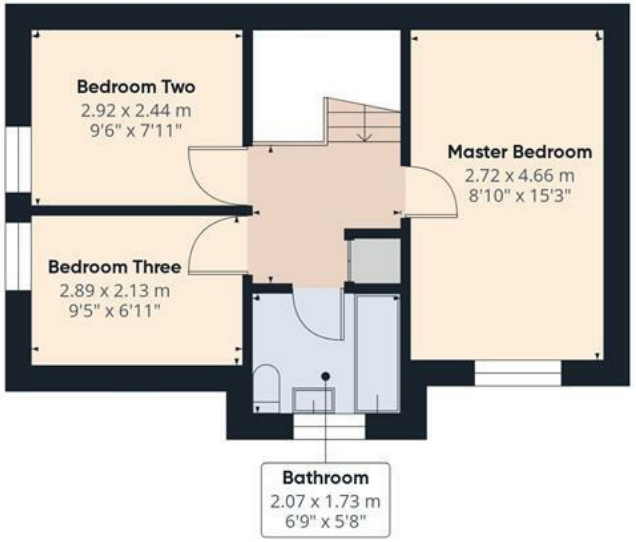


Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

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Approximate total area(1)

83.5 m²

899 ft²

Reduced headroom

0.5 m²

5 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.

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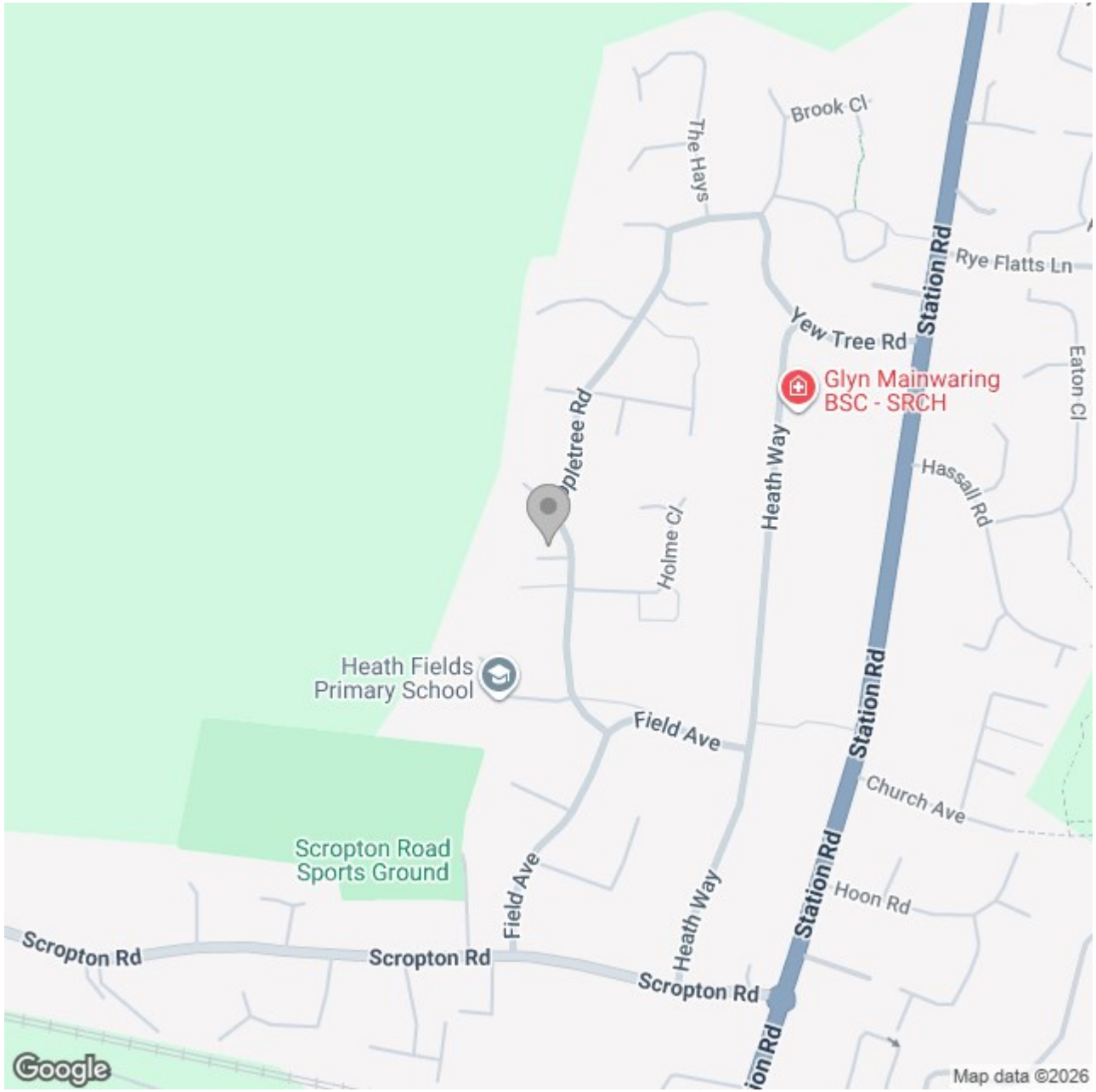

Energy Efficiency Rating

	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

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