





Located in the sought-after village of Hatton, this well-presented two-bedroom first-floor maisonette offers spacious and practical accommodation, making it an excellent choice for first-time buyers, professionals or investors. Benefitting from its own private entrance, the property enjoys a generous open-plan living space, two bathrooms and a useful separate utility room, all within a modern residential development.



Accommodation

The property is accessed via its own private entrance, with a hallway providing space before stairs rise to the first-floor accommodation.

First Floor

A spacious landing gives access to all rooms. The heart of the home is the impressive open-plan living, dining and kitchen area, offering a bright and sociable space with clearly defined areas for relaxing, dining and cooking.

The principal bedroom benefits from fitted wardrobes and its own en-suite shower room. Bedroom two is a comfortable double bedroom, making it ideal for guests, family or those working from home.

The property is further complemented by a separate family bathroom featuring a corner bath, along with a dedicated utility room providing additional storage and laundry space.

Outside

The maisonette forms part of a modern development with allocated parking located to the front of the property.

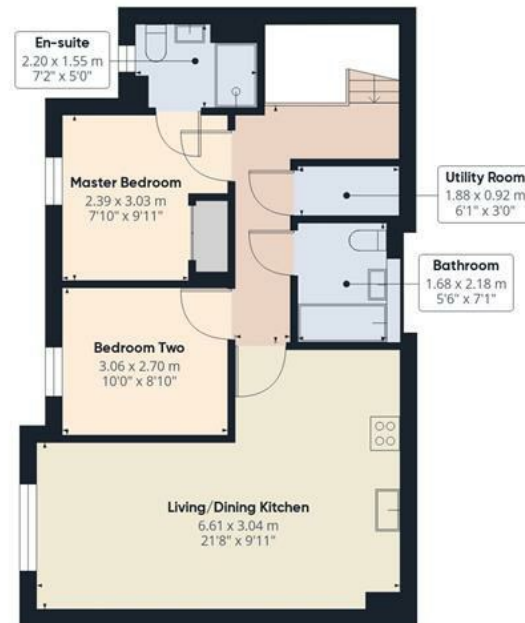






Hallway
2.12 x 1.25 m
6'11" x 4'0"

Floor 0



Floor 1

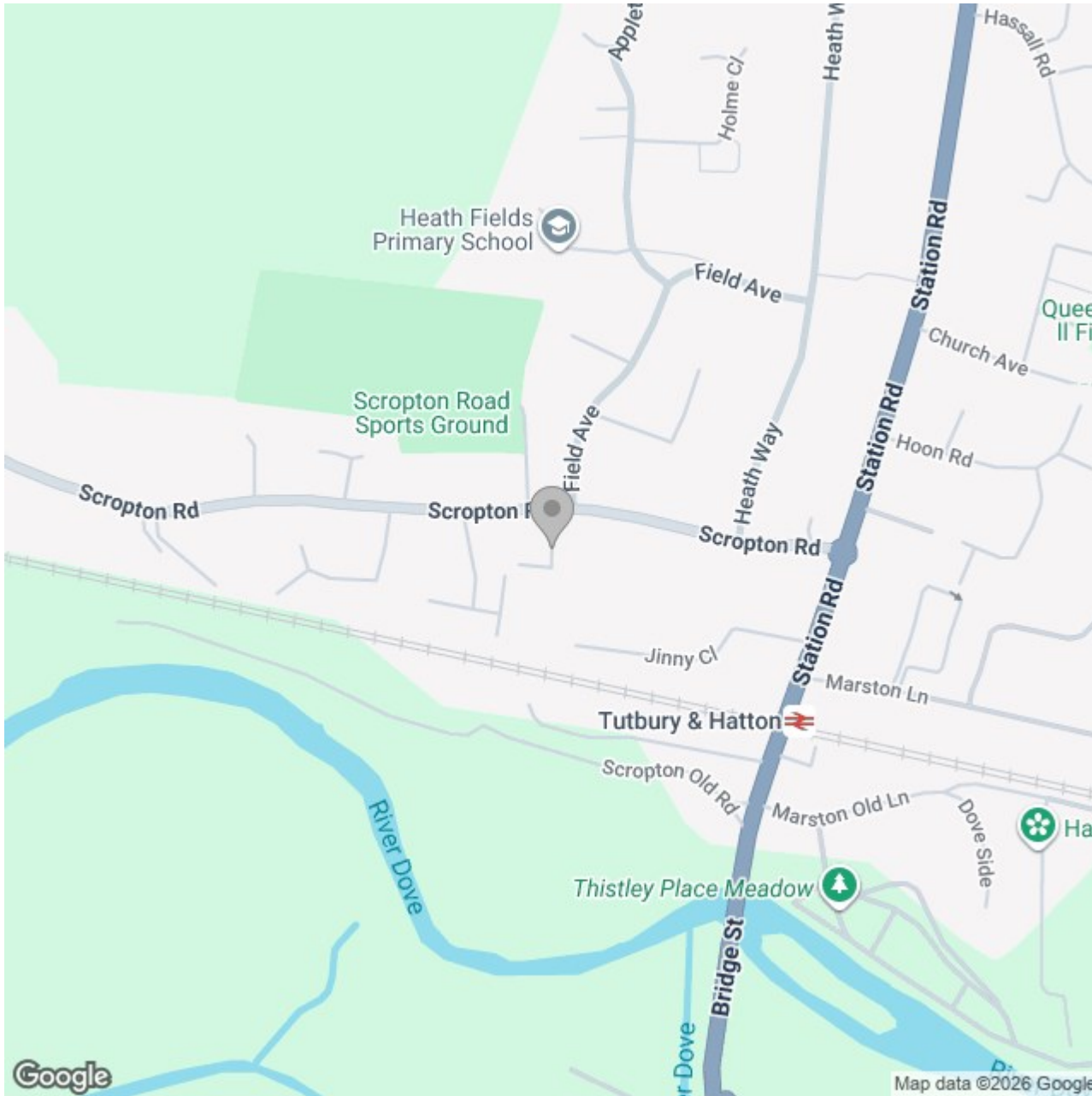
Approximate total area⁽¹⁾
63.6 m²
684 ft²

(1) Excluding balconies and terraces

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 	