





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.













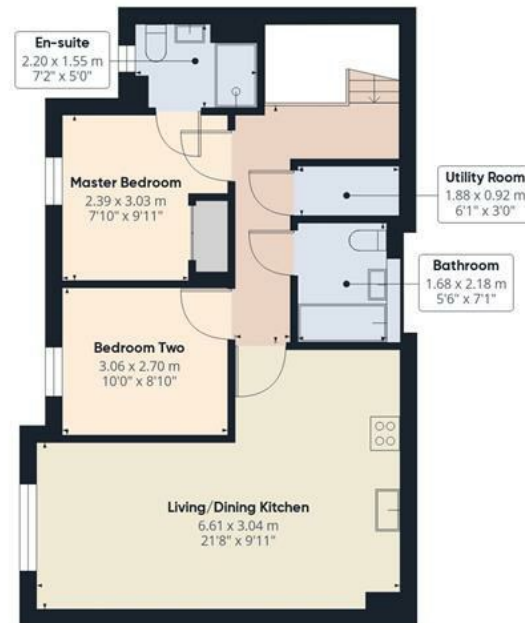






Hallway  
2.12 x 1.25 m  
6'11" x 4'0"

Floor 0



Floor 1

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

63.6 m<sup>2</sup>

684 ft<sup>2</sup>

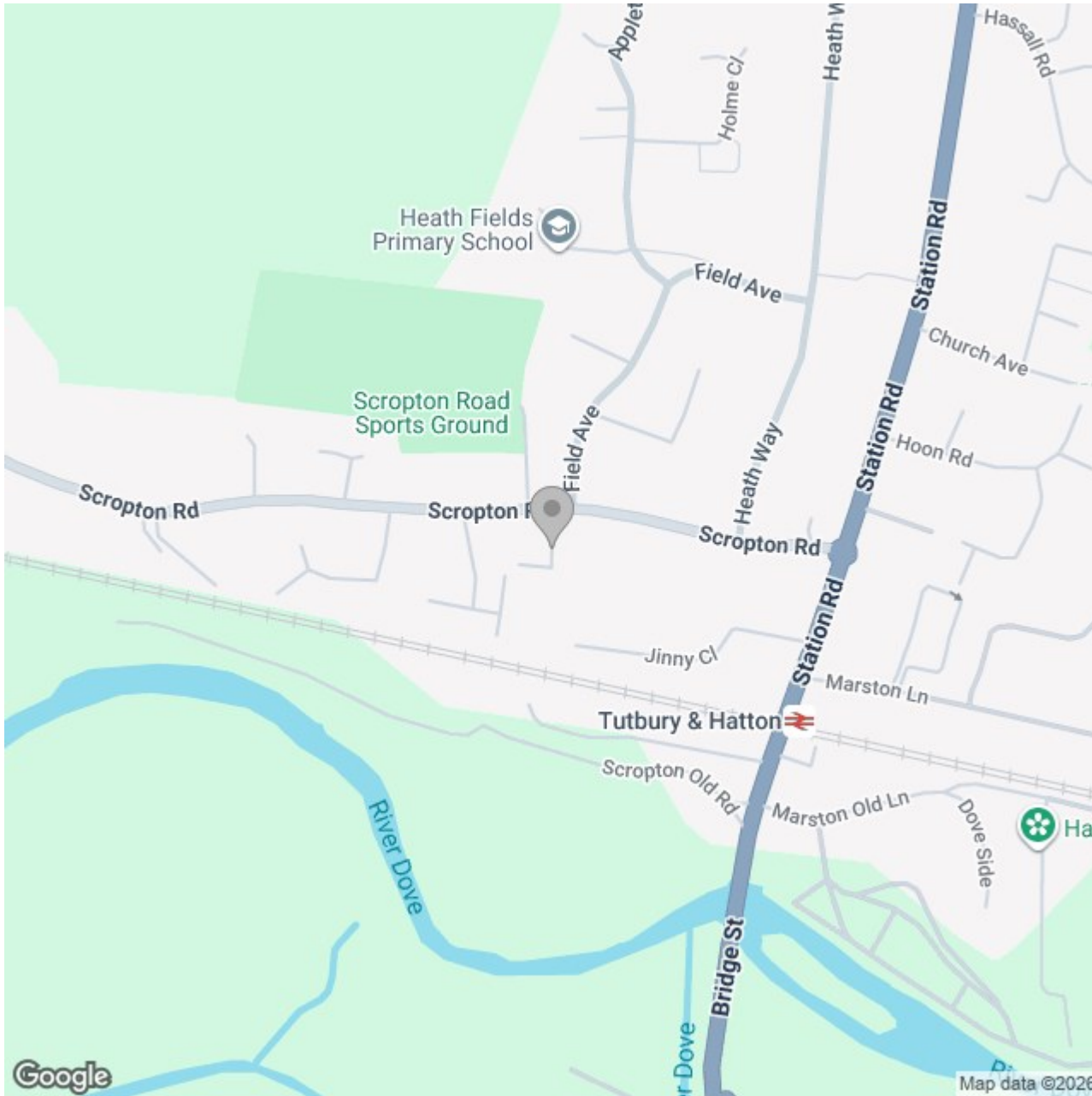
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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  |           |