





Situated on a modern residential development in the sought-after village of Hatton, this attractive three-bedroom semi-detached home offers stylish, well-balanced accommodation that is ideal for a first-time buyer, young family or anyone looking for a home that is ready to move into.



Accommodation

The property is approached via a driveway providing off-road parking, with a smart frontage creating an excellent first impression. Inside, the entrance hall gives access to a useful guest cloakroom and a comfortable living room to the front of the home; a welcoming space with plenty of room to relax at the end of the day.

To the rear is the kitchen/dining room, which provides the real heart of the home. Fitted with a range of modern units and offering ample space for a dining table, it is a practical and sociable room for everyday family life, hosting friends or enjoying a quiet meal. Doors open directly onto the rear garden, allowing the living space to flow naturally outside during the warmer months.

The first floor has three bedrooms, all offering flexibility depending on individual needs. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by the family bathroom, making the layout particularly convenient for busy households.

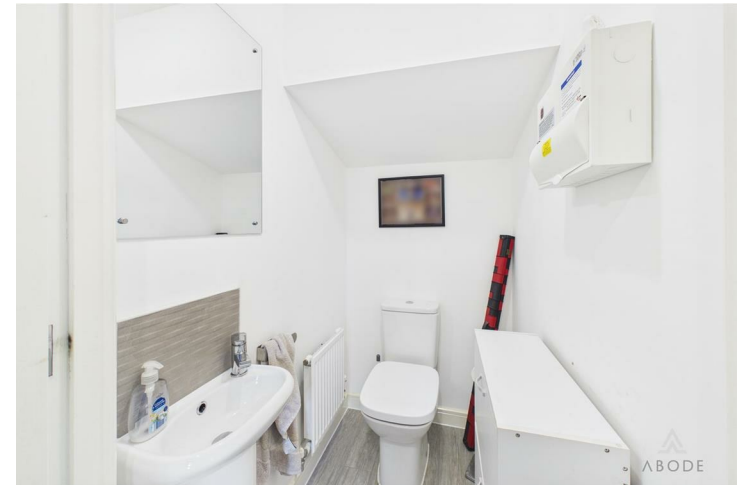
Outside, the enclosed rear garden offers a private setting for summer dining, children to play or simply unwinding outdoors. The combination of garden space and driveway parking makes this a home that works as well in practice as it does on first viewing.

Hatton remains a popular choice thanks to its village feel, local amenities and convenient transport connections. The train station is nearby, while the A50 provides straightforward access towards Derby,



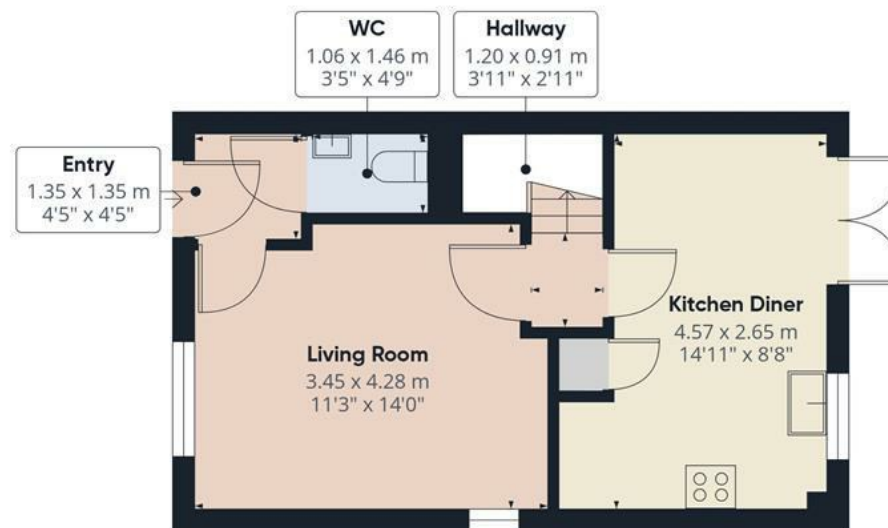
Burton-on-Trent and beyond. With countryside walks also close at hand, this is a location that offers a lovely balance of convenience and lifestyle.

An internal viewing is highly recommended to fully appreciate the space, presentation and location on offer.

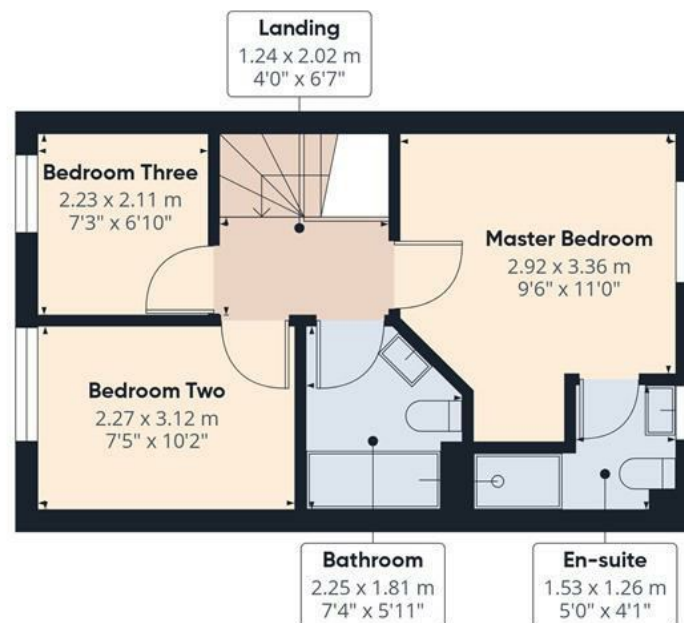








Floor 0



Floor 1

Approximate total area⁽¹⁾

65 m²

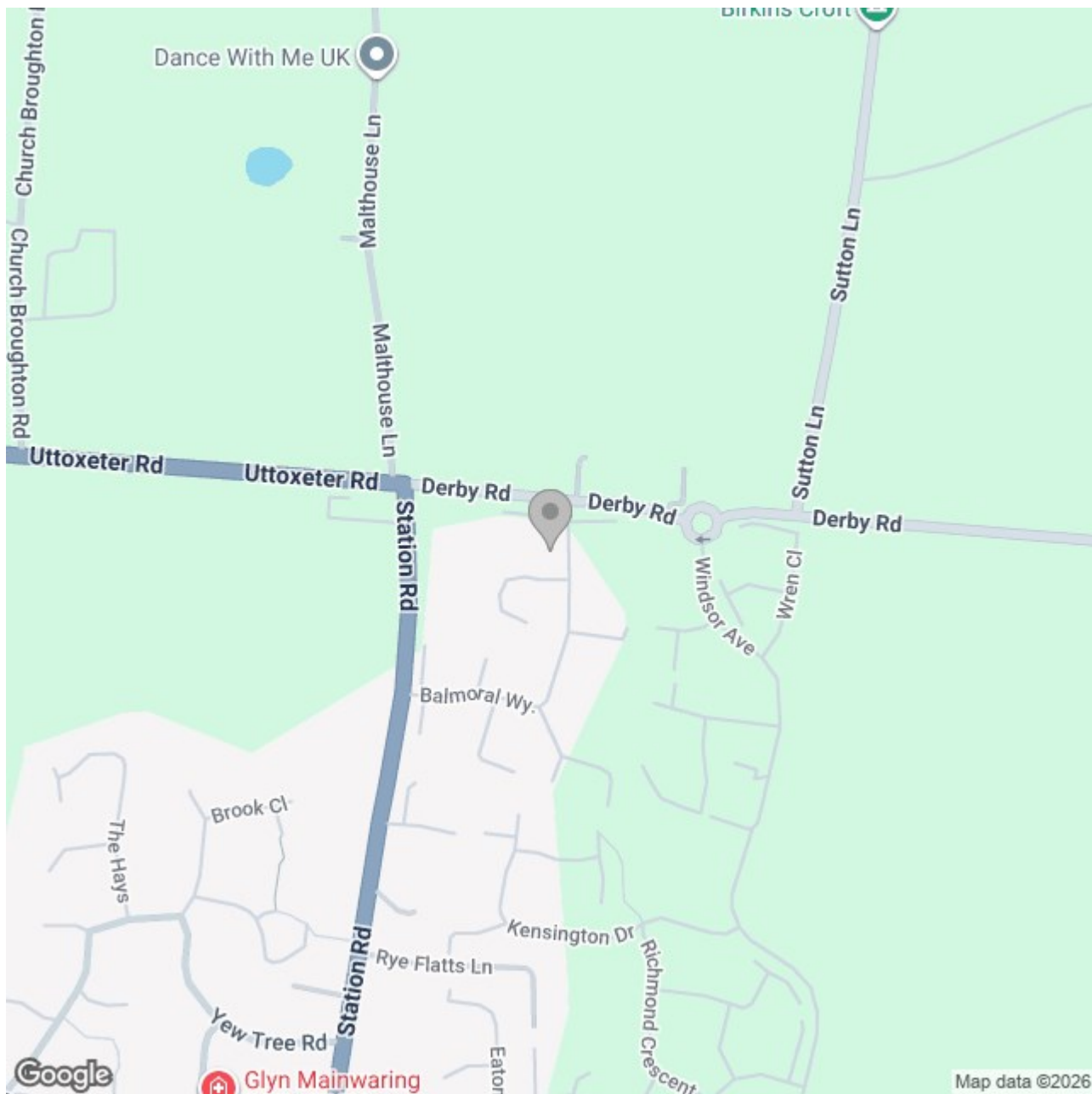
700 ft²

(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.

GIRAFFE 360





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 