





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.

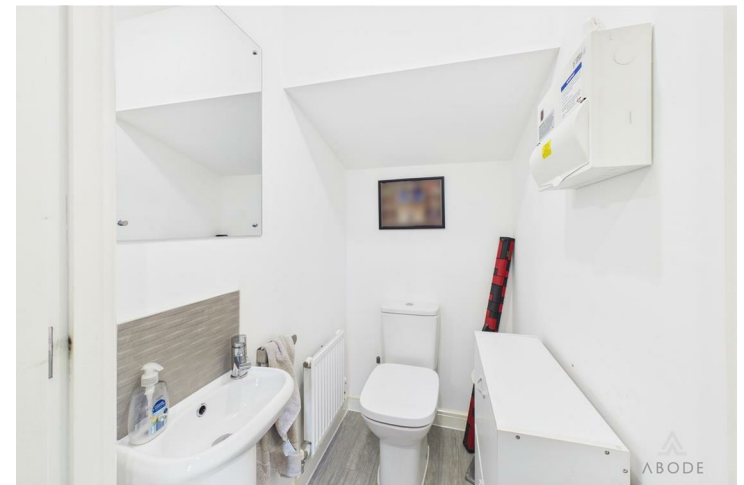
To the rear is the kitchen/dining room, which provides the real heart of the home. Fitted with a range of modern units and offering ample space for a dining table, it is a practical and sociable room for everyday family life, hosting friends or enjoying a quiet meal. Doors open directly onto the rear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

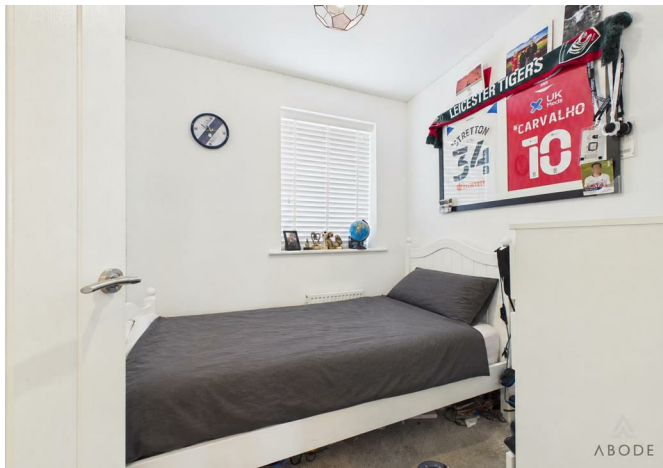
Outside, the enclosed rear garden offers a private setting for summer dining, children to play or simply unwinding outdoors. The combination of garden space and driveway parking makes this a home that works as well in practice as it does on first viewing.

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.







AML Disclaimer - Burton Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.

All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks. Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - Burton Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

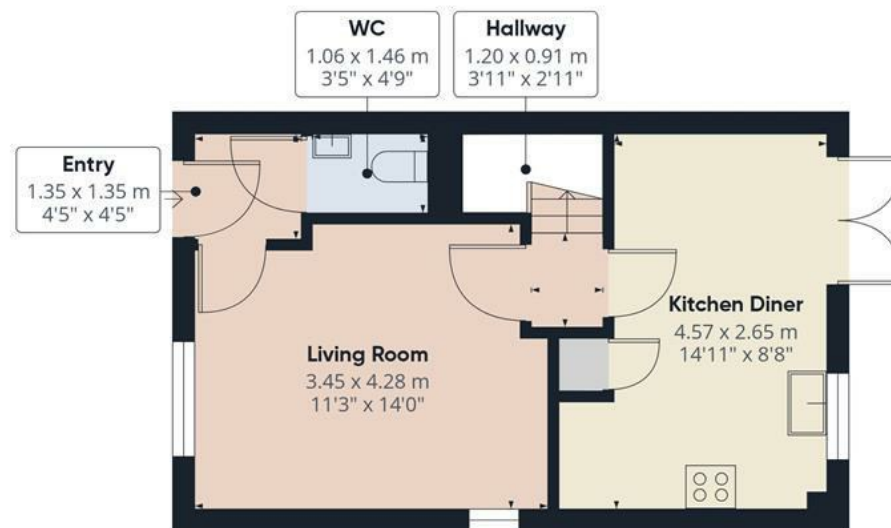
Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

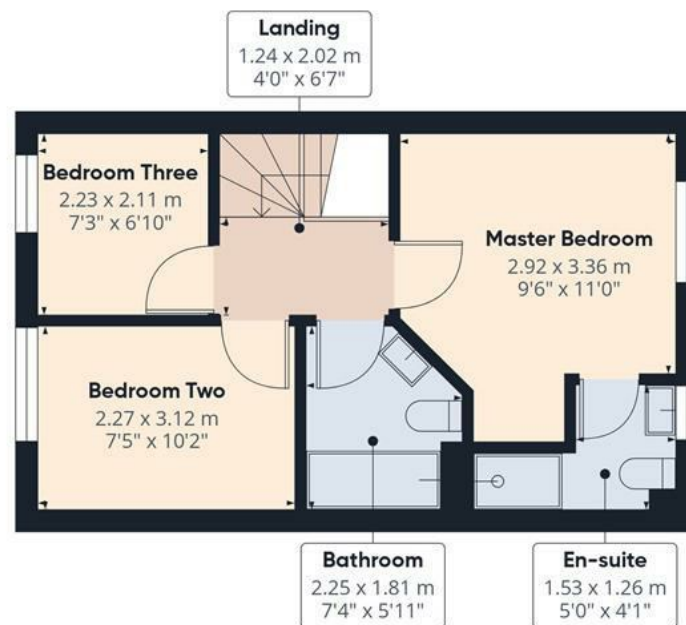
Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.



Floor 0



Floor 1

Approximate total area⁽¹⁾

65 m²

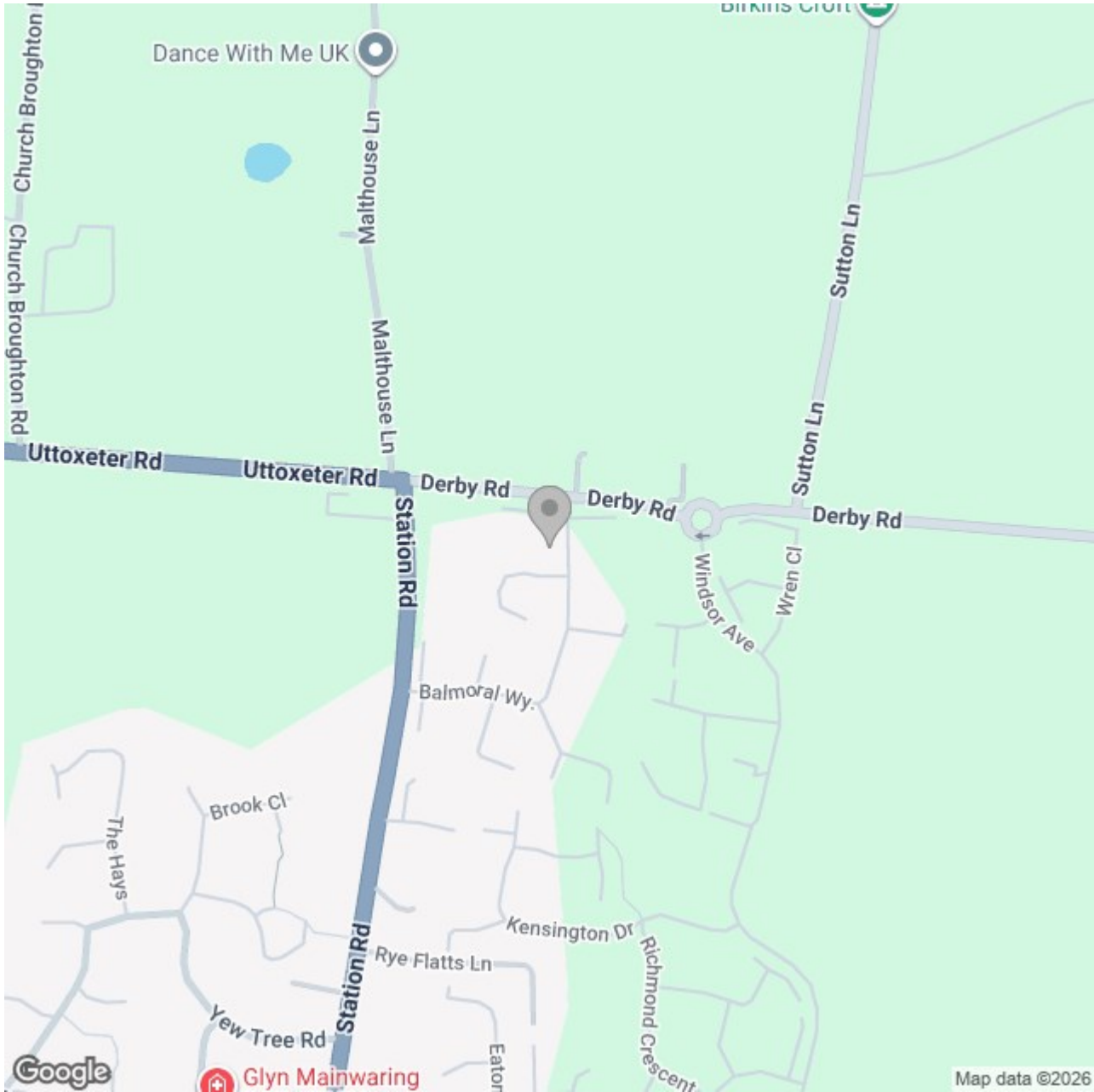
700 ft²

(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 	