







Offered for sale with NO UPWARD CHAIN. A well-presented three-bedroom semi-detached property located in the popular village of Hatton, Derbyshire. The home offers a modern and spacious kitchen diner, a comfortable living room, three bedrooms, and a family bathroom. Outside, the property benefits from a driveway, a low-maintenance rear garden, and easy access to local amenities, schools, and transport links. Ideal for families or professionals seeking a convenient location.



## Accommodation

### Ground Floor

The accommodation opens into a welcoming entrance hallway with a low-level WC, complete with a wash hand basin, tiled splash back, and tiled flooring. The living room features a double-glazed window to the front elevation, allowing natural light to fill the space, with a door leading to the inner hallway. The inner hallway provides access to the kitchen diner and stairs rising to the first floor. The modern kitchen diner boasts a selection of matching wall and base units with under-counter drawers, an integrated electric oven, gas hob with an over hob extractor, a single sink with mixer tap and drainer, and integrated appliances including a dishwasher and fridge freezer. The room is finished with tiled flooring and offers ample space for a dining table set. Double-glazed French doors lead out to the rear garden, perfect for indoor-outdoor living.

### First Floor

The first-floor landing provides access to three well-proportioned bedrooms and a family bathroom. The master bedroom, located to the rear, features a double-glazed window and a door leading to an en-suite shower room. The en-suite shower room has a three piece suite comprising of a low level WC, wash hand basin with mixer tap and a shower cubicle. Bedroom two is also a double room, with a double-glazed window to the front elevation, and bedroom three, currently used as an office, offers flexibility with its double-glazed window to the front. The family bathroom is equipped with a three-piece



suite, comprising a low-level WC, wash hand basin with mixer tap and tiled splash back, a bath with individual hot and cold taps, and an electric shower with tiled splash backs.

### Outside Description

To the front elevation, the property features a tarmac driveway providing off-road parking, with a pathway leading to the front entrance door and a side pedestrian gate allowing access to the rear garden. The rear garden is









mainly laid to lawn, enclosed by timber fencing, and offers a patio area, ideal for outdoor seating and entertaining.

#### Location

Located in the desirable village of Hatton, Derbyshire, the property is within easy reach of local amenities, including a range of shops, pubs, and cafes. Hatton offers excellent schooling options, with several well-regarded primary and secondary schools in the area. Transport links are convenient, with Hatton railway station providing services to larger towns and cities, while the A50 and A38 offer easy road access to Derby, Burton-on-Trent, and the wider Midlands region. The local area is well-served by public transport, and the village also boasts several popular pubs, ideal for dining and socialising.









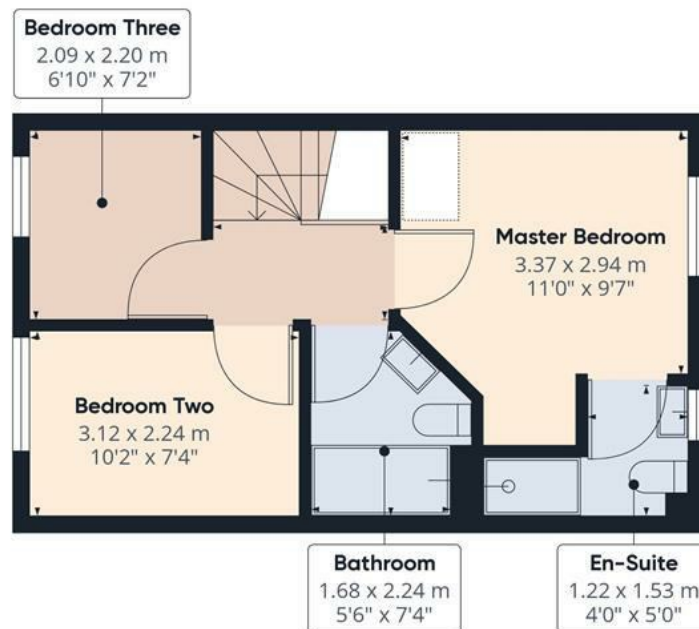








Floor 0



Floor 1

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

64.19 m<sup>2</sup>

690.94 ft<sup>2</sup>

(1) Excluding balconies and terraces

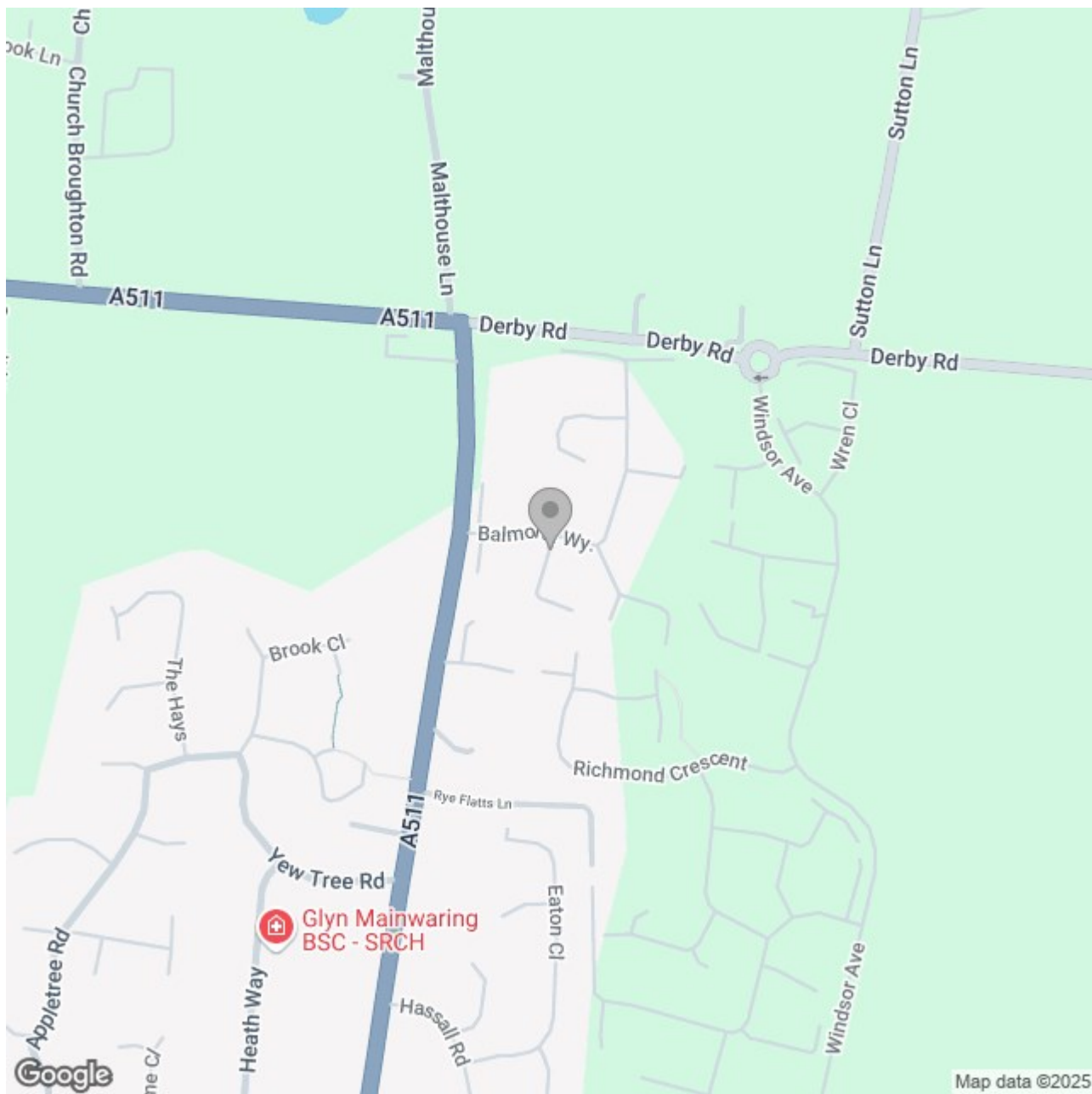
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360







## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>84</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 