





Abode are delighted to offer for sale this well-presented two-bedroom semi-detached home, which has recently been thoughtfully improved by the current owners.

The property now features a stylish new kitchen and bathroom, new flooring throughout, and updated décor, creating a modern and inviting living space.

Situated in the popular village of Hatton, the home enjoys excellent commuter links via the A50, while being within close proximity to local schools, shops, and a range of everyday amenities. The property is well situated having open green space to the side.

Externally, the property boasts a private and enclosed rear garden, a driveway providing off-road parking, and the added benefit of a garage.

Internally, the accommodation comprises an entrance hallway leading to a spacious living room, a modern kitchen, and a bright conservatory on the ground floor. To the first floor, there are two generously sized double bedrooms and a contemporary family bathroom.

This home is ideal for first-time buyers, buy-to-let investors, or those looking to downsize. Early viewing is highly recommended to fully appreciate what this lovely property has to offer.



ABODE
SALES & LETTINGS

Entrance Hallway

Wooden double glazed window to the front elevation, central heating radiator and door leading out onto the front.

Living Room

Wooden glazed window to the front elevation, central heating radiator, gas feature fireplace with mantle and hearth, stairs leading up to the first floor with under stairs storage cupboard.

Kitchen

Modern base and eye level units with complimentary worktops, one and a half bowl stainless steel sink with draining board, built in electric cooker and gas hob with extractor hood above. Space and plumbing for a fridge freezer and washing machine, cupboard housing the boiler, wine rack and corner shelving, sliding patio door leading into the conservatory, partially tiled walls and modern fitted radiator.

Conservatory

UPVC double glazed windows surrounding and patio doors leading out into the garden, tiled flooring.

Landing

Loft access, stairs leading down to the ground floor, access to the bedrooms and family bathroom.

Bedroom

Wooden double glazed window to the front elevation, central heating radiator, airing cupboard.

Bedroom

Wooden double glazed window to the rear elevation, central heating radiator.



Bathroom

Modern suite comprising;- WC, wash hand basin with storage cupboard below and bath with shower over and glass shower screen. Additional storage cupboard, wooden double glazed window to the side elevation, eye level medicine cupboard, towel radiator, partially tiled walls.







Garage

Up and over door, power and lighting, wooden glazed window to the rear elevation and door leading into the garden.

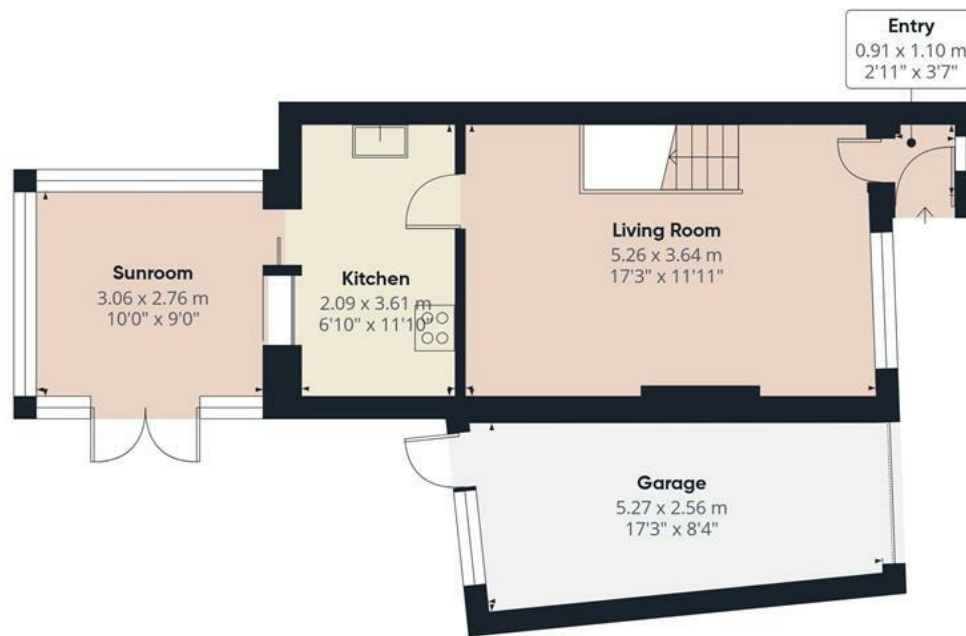
Outside

To the front, there is a lawned garden and a driveway providing access to the garage. The beautifully maintained rear garden offers a perfect blend of practicality and tranquillity. The outdoor area boasts a neat lawn bordered by mature trees and shrubs, offering a private and peaceful retreat. Ideal for both relaxing and entertaining, the space features a charming patio area, with access to the conservatory and garage.

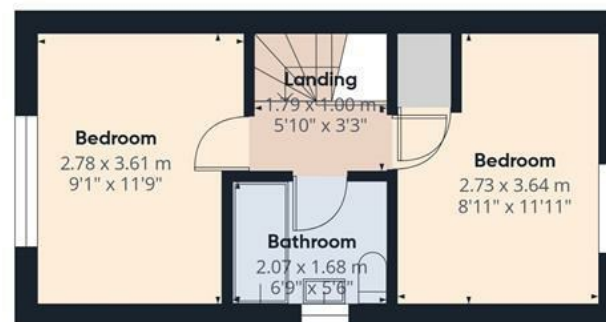








Floor 0



Floor 1



Approximate total area⁽¹⁾

73.8 m²

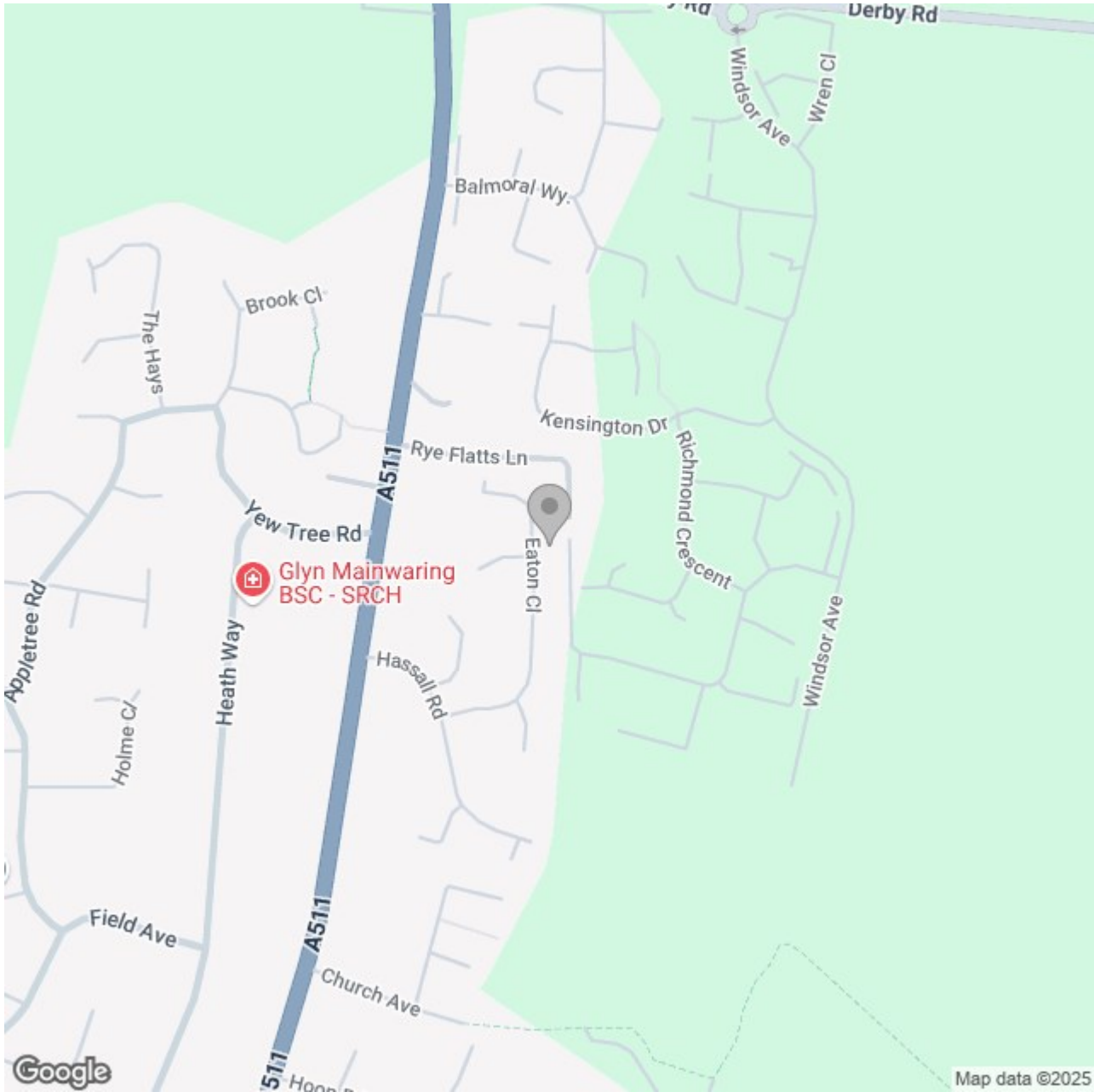
795 ft²

(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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	67	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 