





**\*\*NO UPWARDS CHAIN\*\*** A well-proportioned four-bedroom family home located in the sought-after village of Hatton, Derbyshire. This deceptively spacious property offers flexible accommodation arranged over two floors, with a conservatory and utility area, a ground floor bathroom, generous off-street parking, a detached garage with additional workspace, and a well-maintained rear garden. Viewings are strongly encouraged to appreciate the space and versatility on offer.



## Accommodation

### Ground Floor

A UPVC entrance door leads into a useful porch with side window, providing access to the welcoming entrance hallway which features a radiator and staircase rising to the first floor. The lounge is located to the front of the home, enjoying a box bay UPVC double glazed window and a feature fireplace as the focal point. Beneath the stairs is a useful storage cupboard with a side-facing window.

The ground floor bathroom is fitted with a three-piece white suite comprising a low-level WC, wash hand basin, and panelled bath with electric shower and screen over. A towel radiator and rear-facing window complete the space.

To the rear of the property is a well-appointed kitchen, featuring a range of wall and base units with drawers, a sink and drainer with mixer tap, space for an oven and an American-style fridge freezer, and two UPVC double glazed windows to the front and side elevations. The concealed central heating boiler is also housed here.

To the rear, the conservatory provides additional reception space, constructed in UPVC with a half-wall design, laminate flooring, French doors opening onto the garden, and an electric panel radiator. Leading off the conservatory is a utility area with further base units, plumbing and space for a washing machine and tumble dryer. (Note: Original plumbing for the outhouse is capped but could be reconnected.)



### First Floor

The landing offers a side-facing UPVC window and loft access. The master bedroom is located to the rear and includes a radiator and UPVC double glazed window. Bedroom two is a double room to the front of the home, featuring a built-in cupboard housing the hot water tank and a front-facing UPVC window. Bedroom three is also situated at the front and benefits from a radiator and UPVC window. The fourth bedroom is positioned to the rear and features a radiator and rear-facing UPVC window.







### Outside

To the front, the property enjoys an extensive driveway offering parking for several vehicles, with gated access leading to a detached garage. The garage is equipped with power and lighting, an up-and-over door to the front, and a side-facing window. Adjoining the garage is an additional workspace, ideal for home work use, with its own windows to the side and rear elevations, a stable door, power, and lighting.

The rear garden is mainly laid to lawn and fully enclosed by timber fencing. It features decorative planting beds and borders, and a decked patio seating area ideal for outdoor entertaining.



### Location

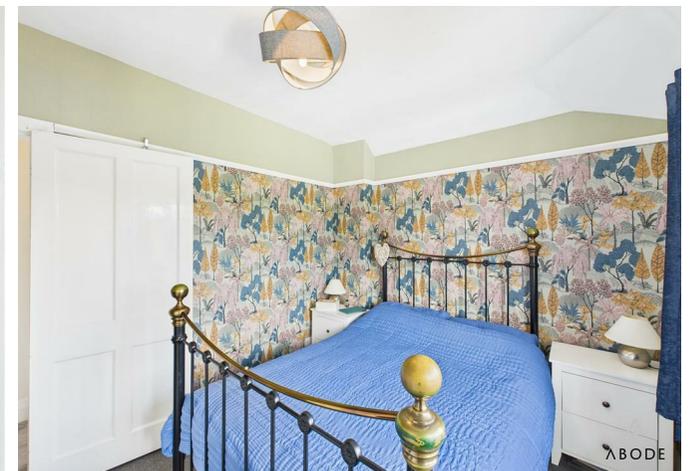
Situated in the popular village of Hatton, this home enjoys good access to local amenities, schools, and transport links including the nearby A50, which connects to the wider road network. The area is ideal for families and professionals alike, offering a pleasant semi-rural lifestyle with practical connections to surrounding towns and cities.













Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

109.2 m<sup>2</sup>  
1176 ft<sup>2</sup>

**Reduced headroom**

0.6 m<sup>2</sup>  
6 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

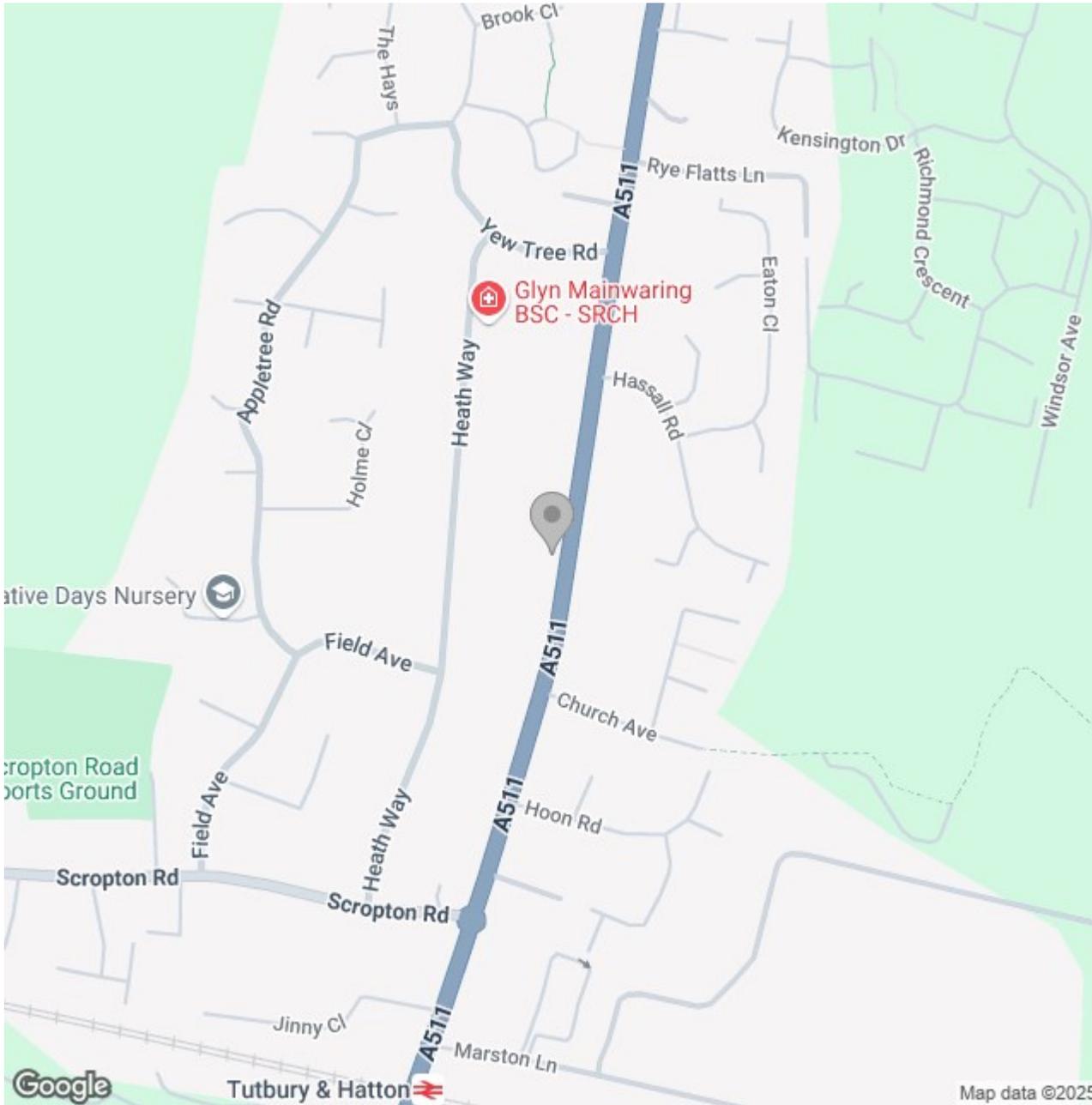
..... Below 1.5 m/5 ft

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>		
(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	