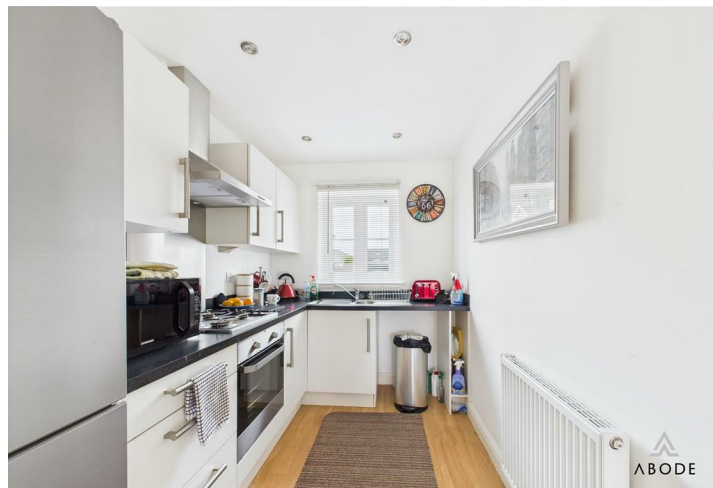
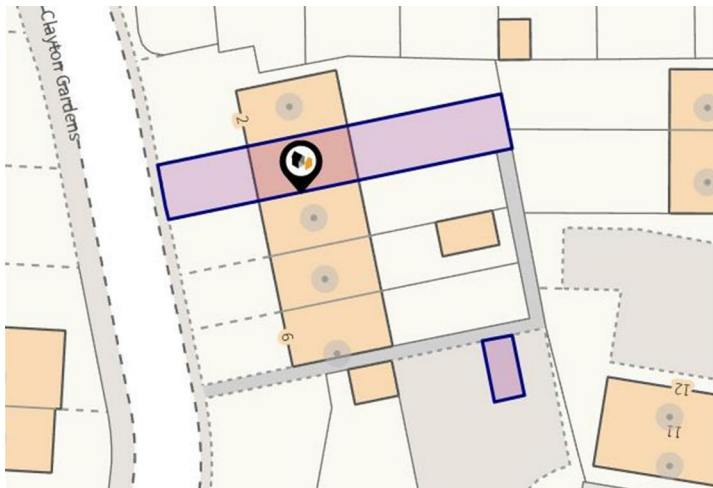






Positioned on a modern development in Hatton, this well-maintained two-bedroom mid-terrace home offers a practical layout suited to a range of buyers. Benefitting from gas central heating, double glazing. The property features off-street parking and a low-maintenance landscaped rear garden, ready for immediate occupation.



Accommodation

Ground Floor

Entering the property, you step into a welcoming hallway with a useful storage cupboard and a guest cloakroom with WC and wash basin. The ground floor is designed with an open-plan layout, incorporating a fitted kitchen with integrated appliances and a designated space for dining and relaxing. French doors open onto the rear garden, allowing natural light to flow through, and there is further under-stairs storage to maximise functionality.

First Floor

Upstairs, the landing provides access to two well-proportioned bedrooms, with the main bedroom benefiting from a fitted wardrobe with mirrored sliding doors. A modern bathroom is fitted with a bath with shower over, wash basin, and WC, complemented by tiled splash areas.

Outside

To the front, there is a lawned garden alongside a driveway providing parking. The rear garden is fully enclosed and landscaped for low maintenance, offering a paved patio area, gravelled sections, and established planting borders. A gate provides access to a further allocated parking space located to the rear. To the side there is a further designated parking space.

Location

Situated within Hatton, the property is well placed for local amenities including shops, schools such as John Port Spencer Academy, and public transport



links including a nearby train station. There is easy access to the A50 and A38 for commuting, with the surrounding area offering riverside walks and the historic Tutbury Castle nearby, providing a convenient yet well-connected location for daily living.

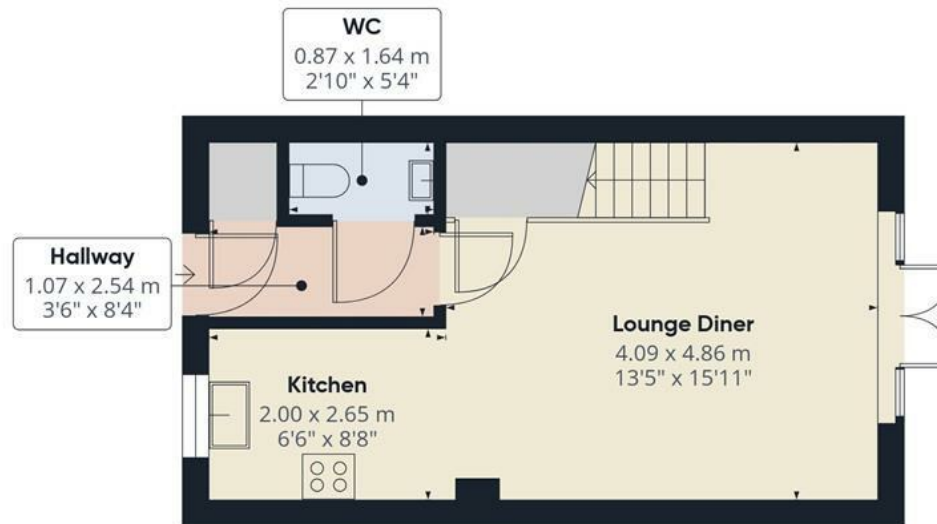




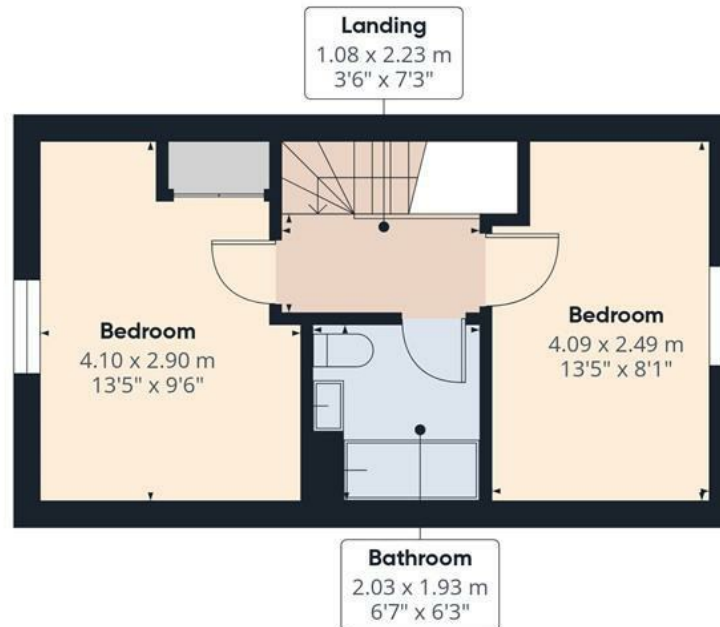








Floor 0



Floor 1

Approximate total area⁽¹⁾

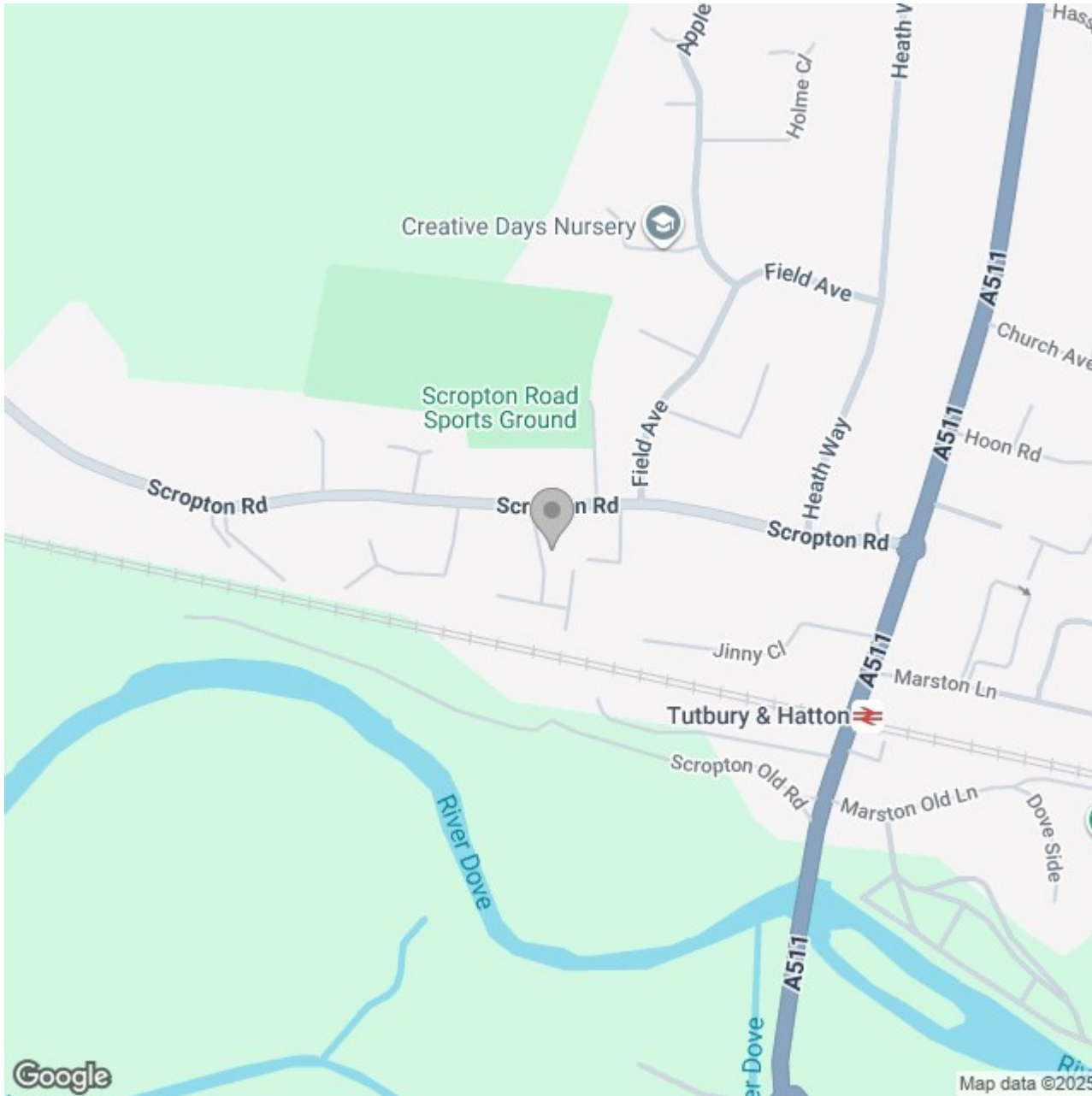
57.7 m²

622 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.

GIRAFFE360



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 	